

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY



COMMERCIAL DIVISIONSM

2601 Stanley Ave

Dayton, OH 45404

Exclusively Represented By:

Ibragim Chakhalidze

Sales Associate

510 517 2511

ibragim@preferredb.com

RETAIL SPACE FOR LEASE

2601 Stanley Ave

Dayton, OH 45404

FOR LEASE
Executive Summary



Offering Summary

Lease Rate	\$12 SF/yr
Lease Type	MG
SF Available	3,000 SF
Zoning	I-1

Property Overview

Prime Commercial Space Available on Stanley Avenue. Take advantage of this excellent commercial opportunity in a prime Stanley Avenue location, conveniently situated between I-75 and State Route 4, providing easy access to major highways and surrounding areas. This approximately 3,000-square-foot commercial space offers a flexible layout that can accommodate a variety of business uses. The property includes a front office, plus a private room in the rear that can be used as a storage room or additional workspace. Additional features include two bathrooms with separate men's and women's facilities, a fenced-in backyard, and a parking lot with approximately 10 spaces. The property is ready for a new tenant and offers excellent accessibility, functional space, and convenient parking. Whether you're expanding an existing business or looking for a new location, this property provides a versatile space in a highly accessible area.

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**Berkshire Hathaway HomeServices
Professional Realty**
8280 Yankee Street
Dayton, OH 45458
937.436.9494
[View Website](#)

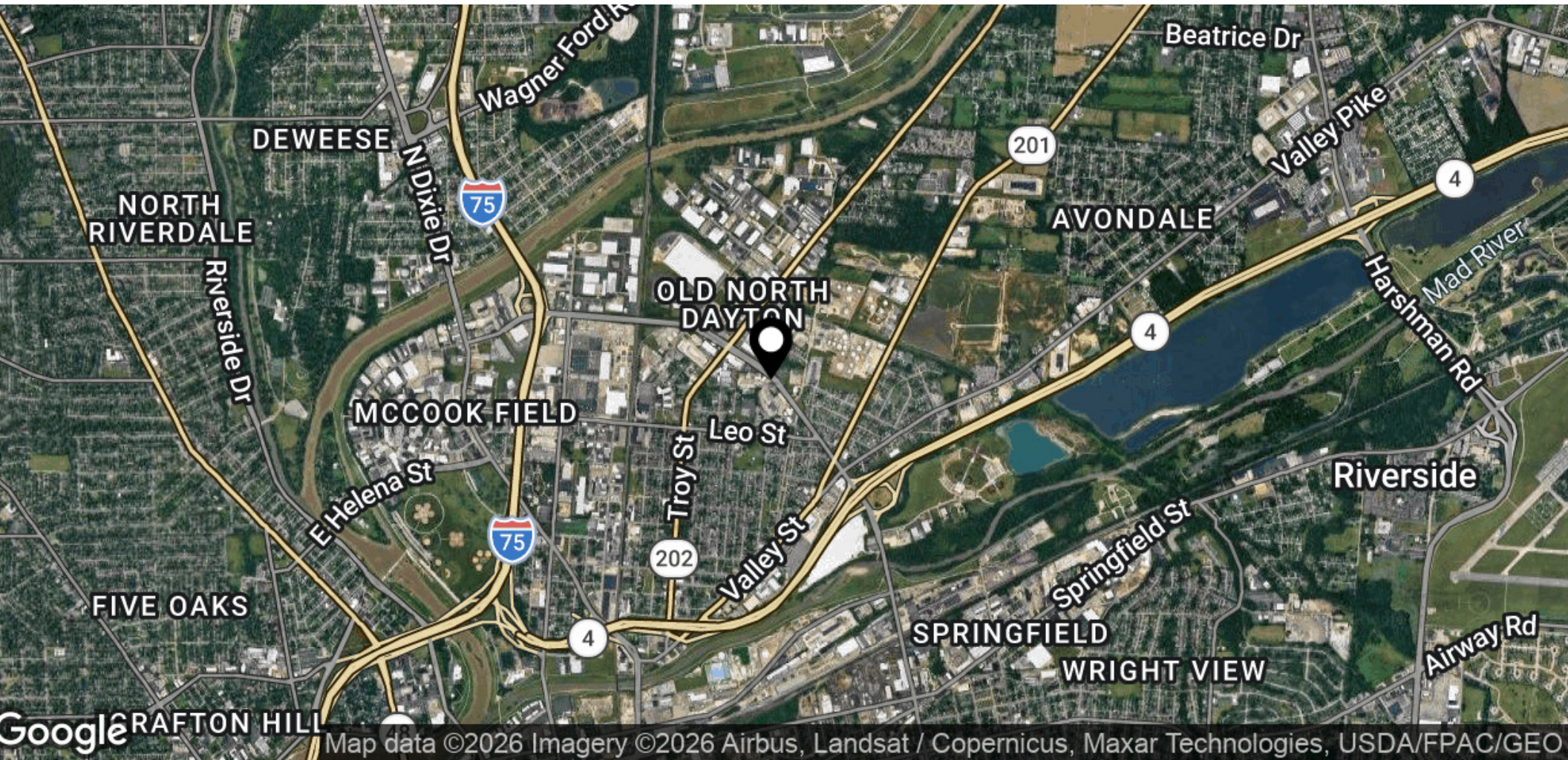
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Location Map



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Additional Photos



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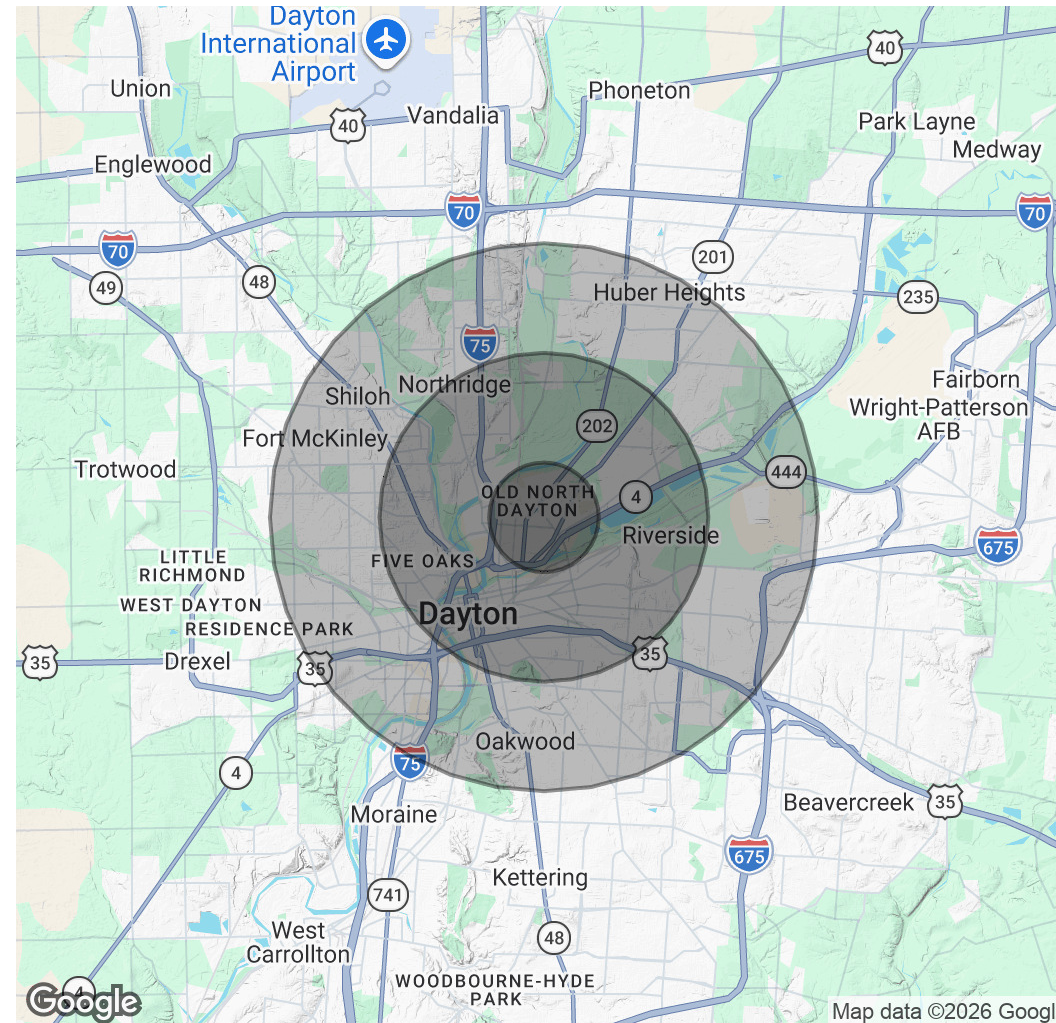
FOR LEASE

Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	6,374	76,064	206,996
Average Age	30.6	36.3	37
Average Age (Male)	30.2	35.2	35.8
Average Age (Female)	34.2	37.9	38.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,320	34,697	89,710
# of Persons per HH	2.7	2.2	2.3
Average HH Income	\$43,989	\$55,622	\$68,641
Average House Value	\$69,338	\$99,668	\$136,707

2023 American Community Survey (ACS)



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Advisor Bio 1



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