

# LEASE

## THE GALLERIA

8590 Yankee St Washtington Township, OH 45458



### PROPERTY DESCRIPTION

8590 Yankee Street, Dayton, Ohio - Class A Building Total Building Size: 19,500 SF Property Type: Office / Retail Zoning: Commercial (buyer to verify permitted uses)

#### Property Overview:

This versatile commercial property at 8590 Yankee Street in Dayton, Ohio offers a prime opportunity for office, retail, and medical uses. The building's flexible layout allows for single-tenant use or subdivision into multiple suites, making it ideal for owner-users or investors seeking strong leasing potential. Strategically positioned with convenient access to major roadways, the property benefits from steady traffic counts and proximity to surrounding residential and commercial developments.

#### Key Features:

- Ideal for office, retail, medical, professional services, or showroom use.
- Flexible floor plan for single or multi-tenant configuration Ample on-site parking.
- Strong visibility and easy accessibility.
- Located in an established commercial corridor.

### OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	19,500 SF
Lot Size:	1.57 Acres
Building Size:	19,500 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	27,075	67,026	166,432
Total Population	60,521	158,227	402,705
Average HH Income	\$110,838	\$114,791	\$102,219

**Patrick Williams**

(937) 360-9952

patrick.williams@cbcommercial-heritage.com

**Paul Howe**

(937) 475-1963

paul.howe@cbcommercial-heritage.com



**COLDWELL BANKER  
COMMERCIAL**  
HERITAGE

# LEASE

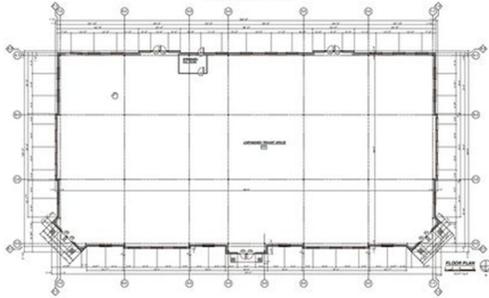
# THE GALLERIA

8590 Yankee St Washington Township, OH 45458



COLDWELL BANKER  
HERITAGE

The Galleria  
8590 Yankee St  
Washington Township, OH 45458  
19,500 SF Total



**Patrick Williams**  
(937) 360-9952  
patrick.williams@cbcommercial-heritage.com

**Paul Howe**  
(937) 475-1963  
paul.howe@cbcommercial-heritage.com



COLDWELL BANKER  
**COMMERCIAL**  
HERITAGE

# LEASE

## THE GALLERIA

8590 Yankee St Washtington Township, OH 45458



**Patrick Williams**  
(937) 360-9952  
patrick.williams@cbcommercial-heritage.com

**Paul Howe**  
(937) 475-1963  
paul.howe@cbcommercial-heritage.com

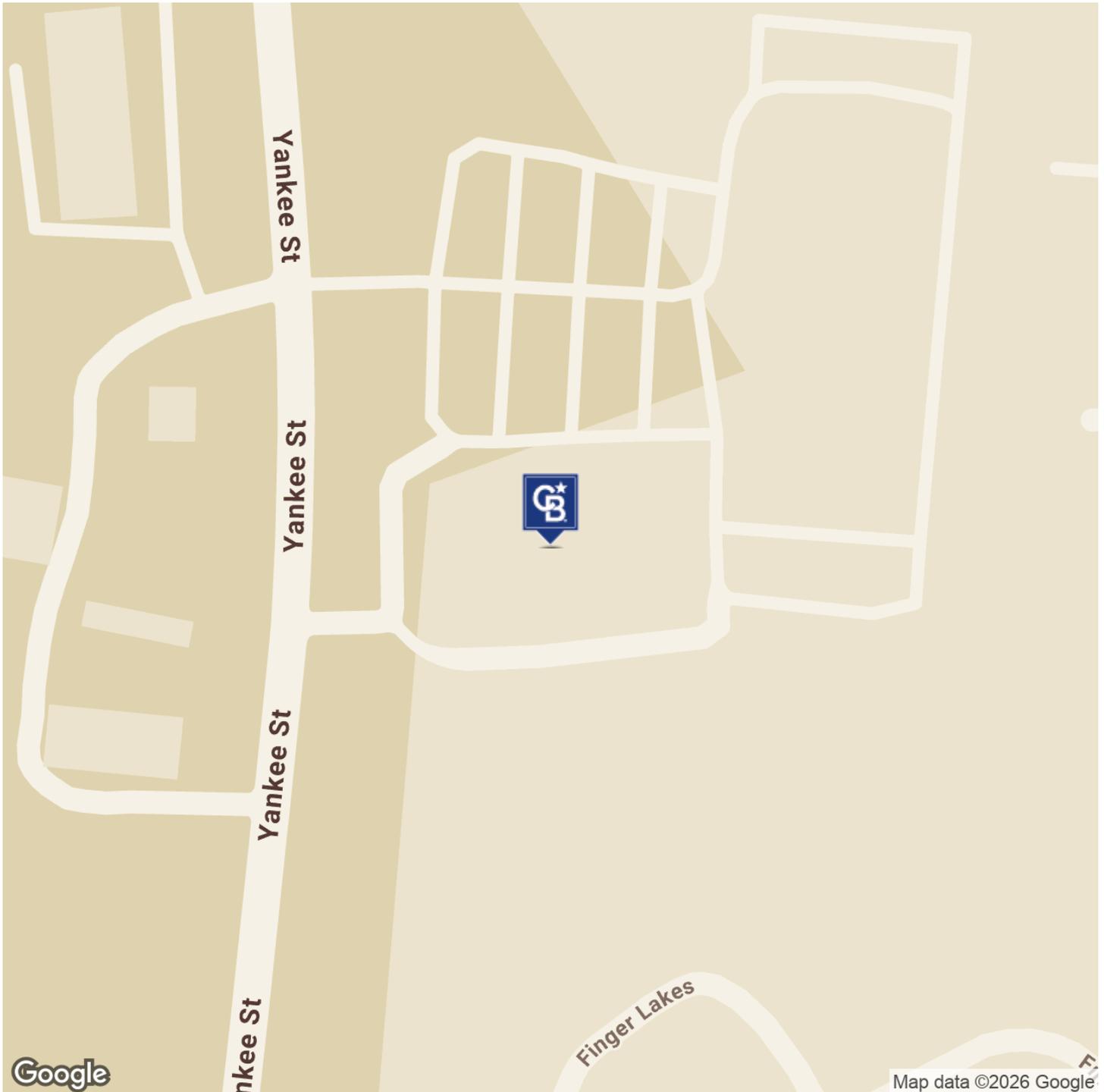


**COLDWELL BANKER  
COMMERCIAL**  
HERITAGE

# LEASE

**THE GALLERIA**

8590 Yankee St Washtington Township, OH 45458



**Patrick Williams**  
(937) 360-9952  
patrick.williams@cbcommercial-heritage.com

**Paul Howe**  
(937) 475-1963  
paul.howe@cbcommercial-heritage.com

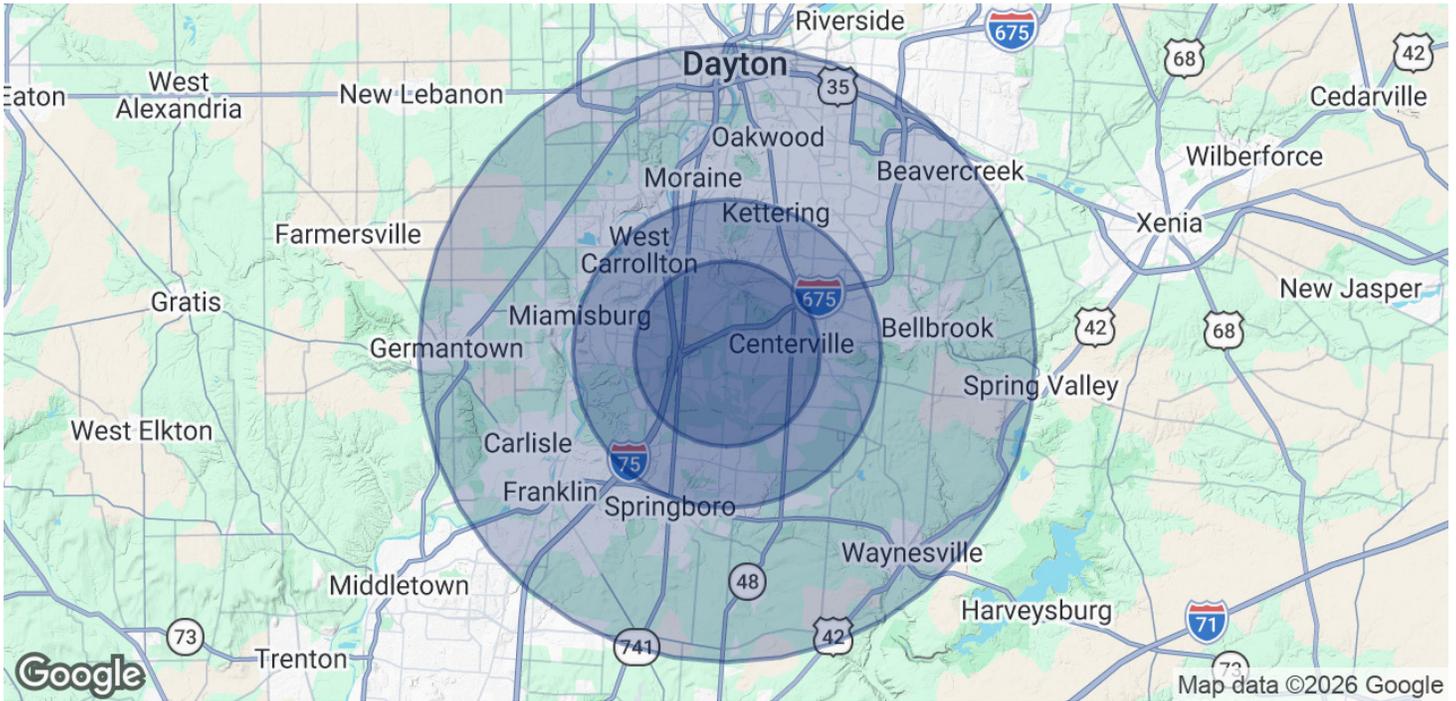


**COLDWELL BANKER**  
**COMMERCIAL**  
HERITAGE

# LEASE

## THE GALLERIA

8590 Yankee St Washtington Township, OH 45458



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	60,521	158,227	402,705
Average Age	42.4	41.9	40.3
Average Age (Male)	39.3	39.6	38.7
Average Age (Female)	44	43.6	41.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	27,075	67,026	166,432
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$110,838	\$114,791	\$102,219
Average House Value	\$279,789	\$280,046	\$248,033

2023 American Community Survey (ACS)

**Patrick Williams**  
 (937) 360-9952  
 patrick.williams@cbcommercial-heritage.com

**Paul Howe**  
 (937) 475-1963  
 paul.howe@cbcommercial-heritage.com



**COLDWELL BANKER**  
**COMMERCIAL**  
 HERITAGE