

RELIGIOUS PROPERTY FOR SALE

1306 SALEM AVENUE

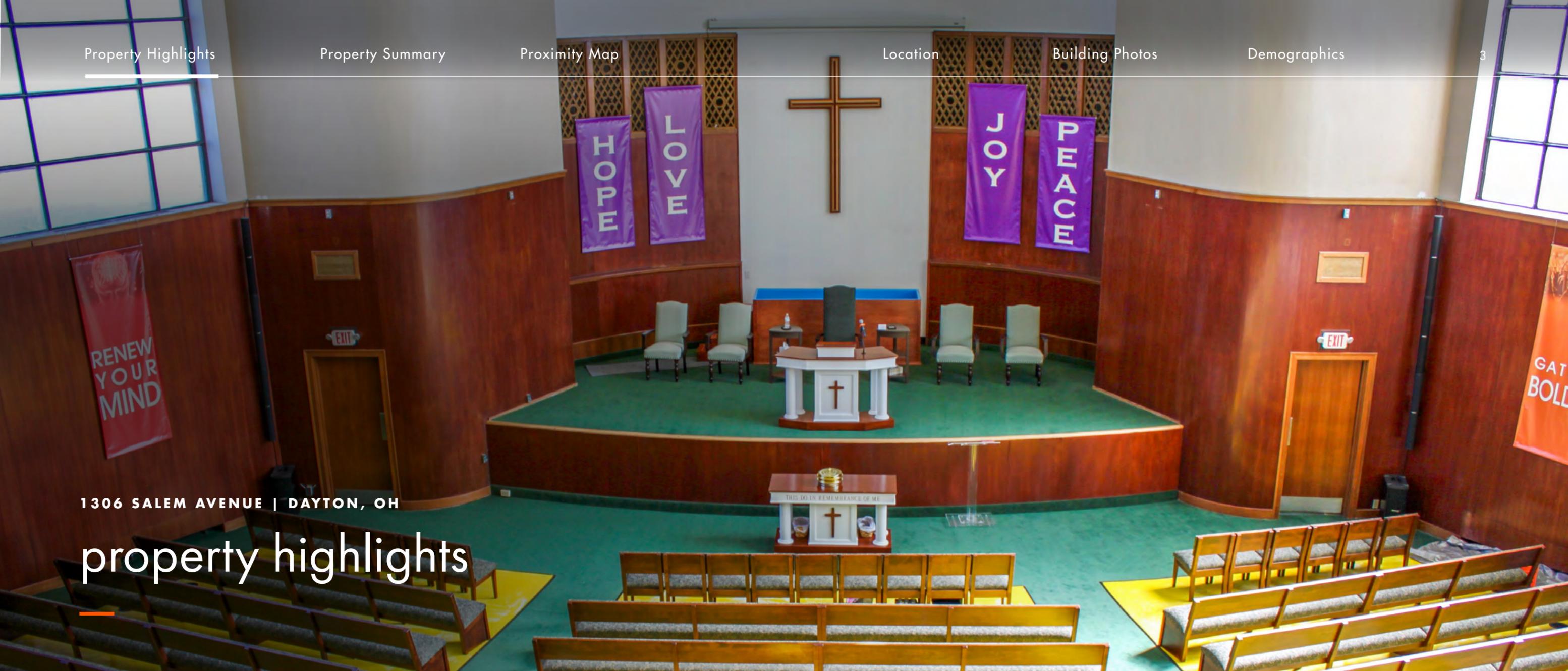
DAYTON, OH

30,513 ± SF | 4.60 ± AC

NAIBergman
Commercial Real Estate Services, Worldwide.

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP



1306 SALEM AVENUE | DAYTON, OH

property highlights

EXECUTIVE SUMMARY

Foundry Commercial is pleased to offer 1306 Salem Avenue in Dayton, OH. The 4.6± AC property contains 30,513± SF of building space, including a sanctuary that seats 600±, multiple offices/meeting rooms, storage areas, a large fellowship hall with a kitchen, a separate commercial kitchen, a nursery, classroom spaces, and elevators.

4.6± ACRES

ON A HARD CORNER

The property is comprised of two parcels on the corner of Salem Avenue and Cornell Drive.

600± SEATS

IN SANCTUARY

A large auditorium with a balcony anchors the building.

\$1,999,999

PROPERTY SUMMARY

ADDRESS

1306 Salem Avenue
Dayton, OH 45406

COUNTY

Montgomery County

PARCELS

R72 07202 0001
R72 07202 0005

YEAR BUILT

1950 (estimate)

SQUARE FOOTAGE

30,513± SF

SITE SIZE

4.6± AC

ZONING

ER-4 | Eclectic Single-
Family District

CURRENT USE

Religious

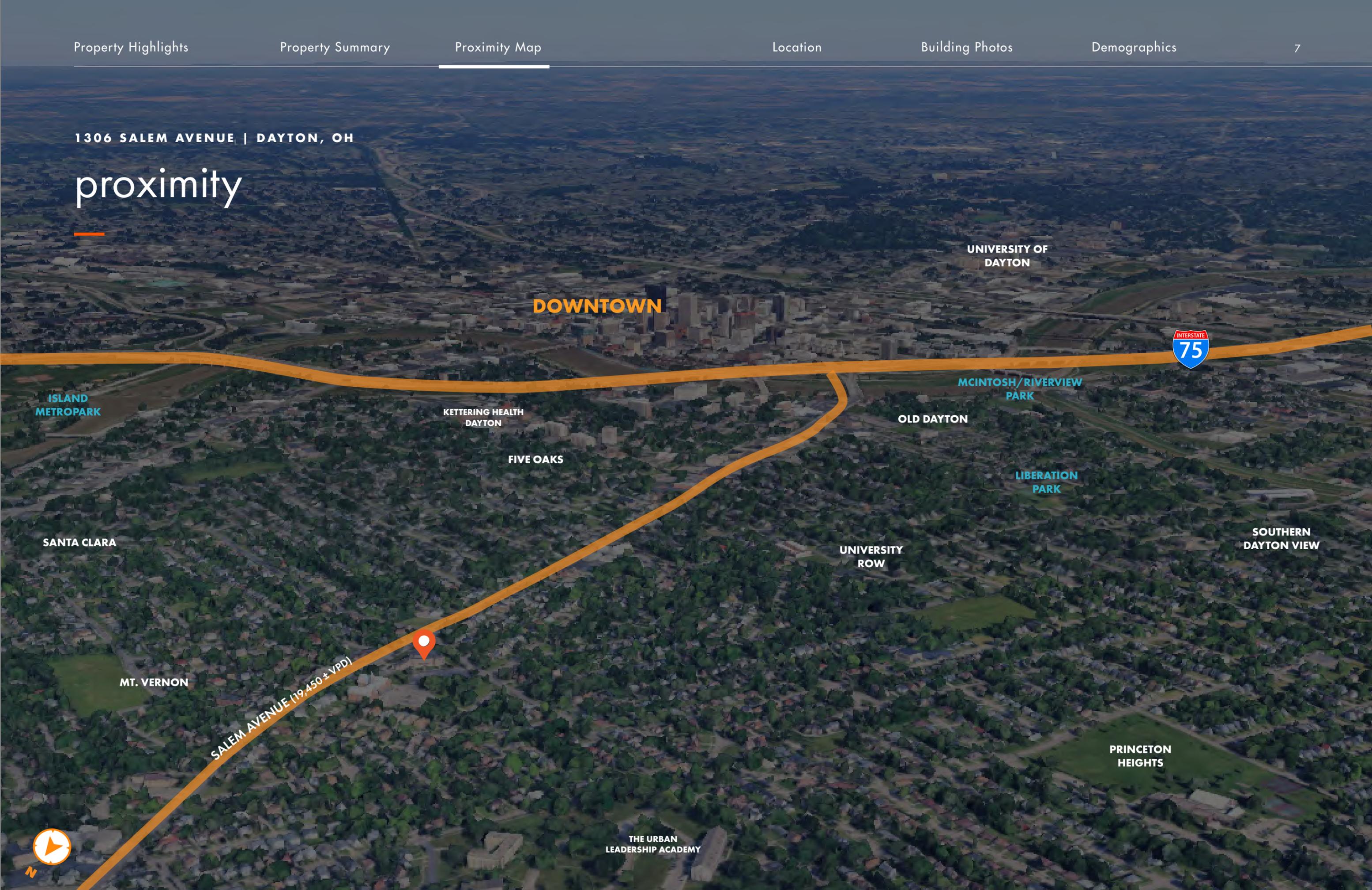
ASKING PRICE

\$1,999,999



1306 SALEM AVENUE | DAYTON, OH

proximity



DOWNTOWN

UNIVERSITY OF DAYTON



MCINTOSH/RIVERVIEW PARK

ISLAND METROPARK

KETTERING HEALTH DAYTON

OLD DAYTON

FIVE OAKS

LIBERATION PARK

SANTA CLARA

UNIVERSITY ROW

SOUTHERN DAYTON VIEW

MT. VERNON

SALEM AVENUE (19,450 ± VPD)

PRINCETON HEIGHTS

THE URBAN LEADERSHIP ACADEMY



N

1306 SALEM AVENUE | DAYTON, OH

location

YMCA OF GREATER DAYTON

FAIRVIEW PARK

THE URBAN LEADERSHIP ACADEMY

DAYTON CHILDREN'S PEDIATRIC HOPE CENTER

OMEGA SENIOR LOFTS

CARE CORE AT MARY SCOTT

dayton view triangle

The Dayton View Triangle - defined by Salem Avenue, Philadelphia Drive, and Cornell Drive is an established neighborhood in Dayton, OH with an official neighborhood association.

The neighborhood features some of Dayton's most distinguishable architecture including Tudor, Colonial Revival, Georgian, Craftsman, Mediterranean, and bungalow styles.

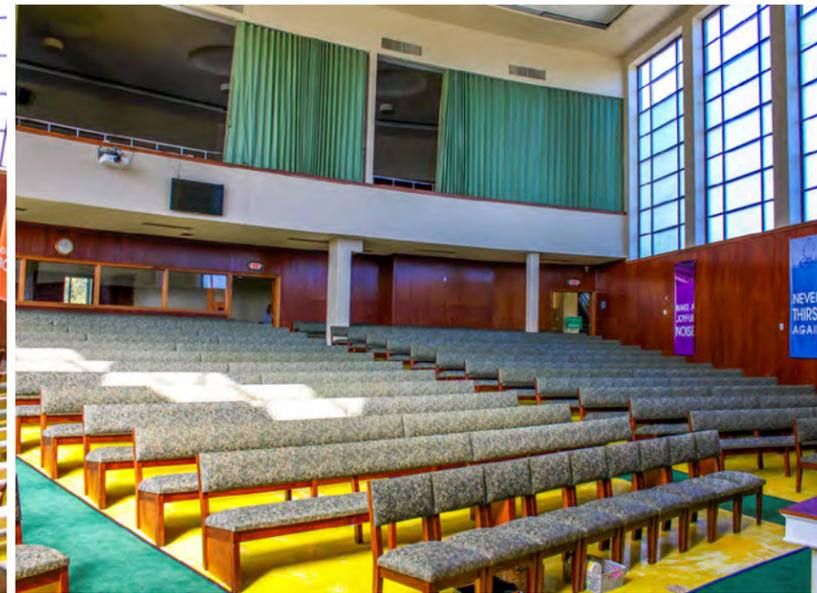
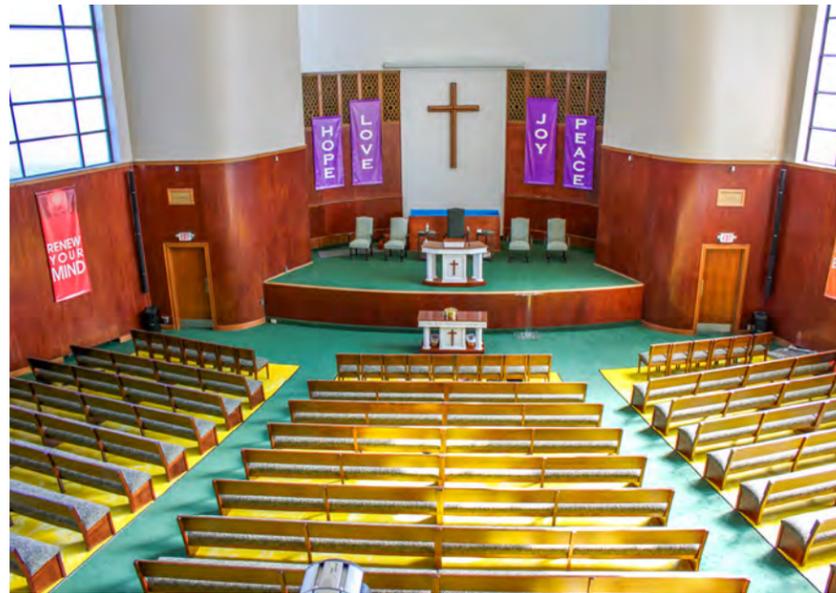
Residents have a sense of community and a desire to maintain and improve their neighborhood.

APPROXIMATE DISTANCE FROM PROPERTY

KETTERING HEALTH DAYTON	1.25 MILES
DOWNTOWN DAYTON	1.5 MILES
ISLAND METROPARK	1.5 MILES
UNIVERSITY OF DAYTON	3 MILES
WRIGHT STATE UNIVERSITY	9 MILES
WRIGHT PATTERSON AIR FORCE BASE	10 MILES

1306 SALEM AVENUE





1306 SALEM AVENUE | DAYTON, OH

building photos

- Sanctuary seats 600±
- Multiple offices/meeting rooms
- Storage areas
- Large fellowship hall with a kitchen
- Separate commercial kitchen
- Nursery
- Classroom spaces
- Elevators



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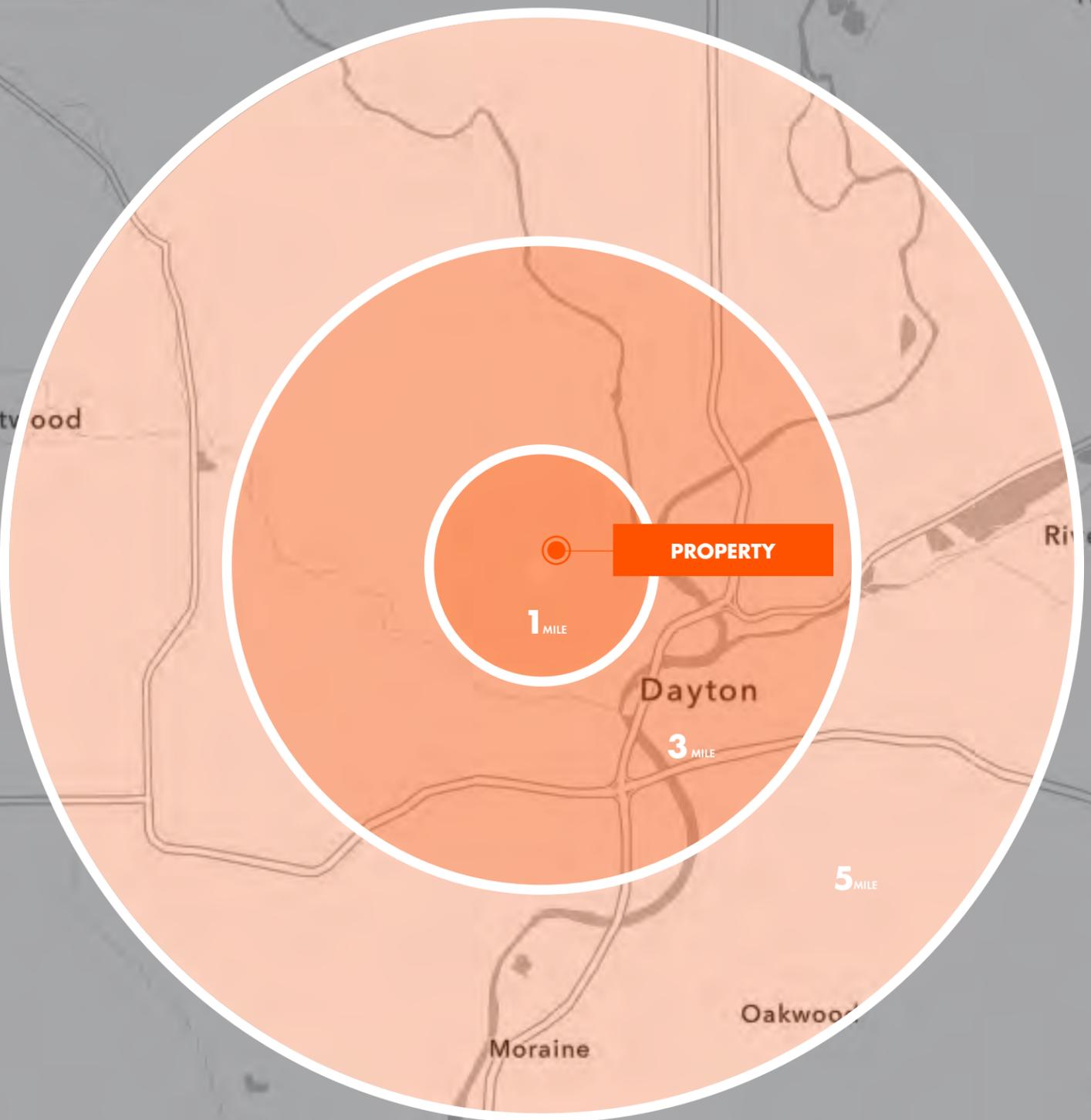
property

- 4.6± acres on a hard corner



1306 SALEM AVENUE

dayton, oh



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION '25	19,005	87,862	187,340
PROJ. POPULATION '30	18,877 (-0.1%)	88,026 (-)	186,292 (-0.1%)
AVG. HOUSEHOLD INCOME	\$63,368	\$60,639	\$67,296
MEDIAN HOME VALUE	\$102,350	\$104,586	\$133,814
MEDIAN AGE	35.0	36.1	36.0
TOTAL EMPLOYEES	1,558	48,063	85,579
EST. HOUSEHOLDS	7,836	39,528	79,424
TOTAL BUSINESSES	289	3,733	6,882

Source: ESRI



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