



**Crest**  
Commercial Realty

# Two Buildings on 8.78 AC

Office Building + Flex Industrial Building  
Former E-Check Facility

**FOR SALE**



**Sale Price: \$850,000**



4800-4820 Wolf Rd., Trotwood, OH 45416

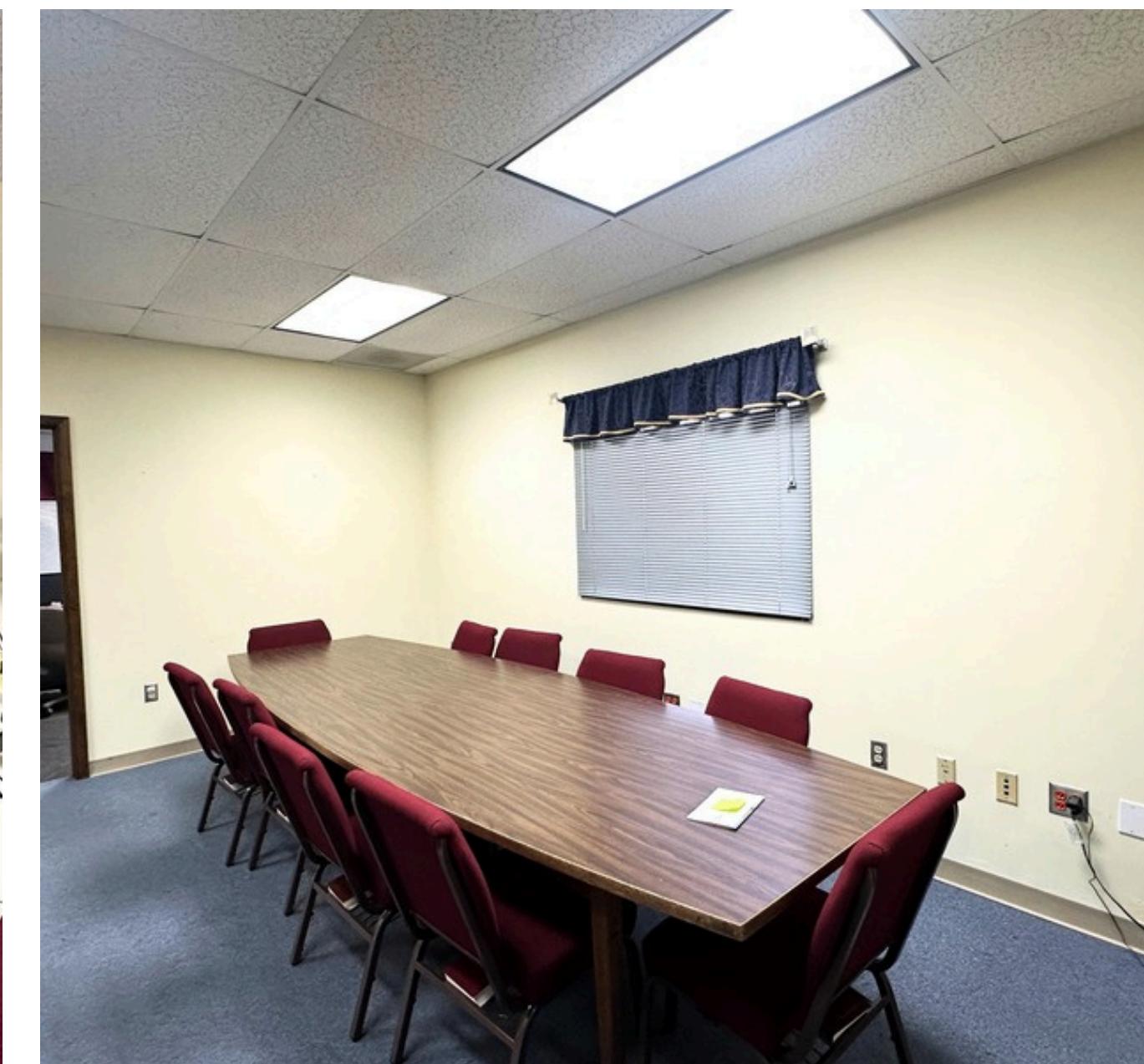
## 4800 - 4810 Wolf Road

The building is situated on a large parcel with frontage on Wolf Rd. The building offers 3,762 SF with a mix of open, flexible space and private offices. Built in 1995, the building is well-maintained, provides ample parking, and easy access.



# 4800-4810 Wolf Road

An attractive vestibule offers entrance to both sides of the building. The left entrance offers a lobby, reception area and a mix of private offices and open conference area. The right entrance offers a large lobby, open, flexible space, and several additional mixed-use meeting rooms.



# 4820 Wolf Road

A former E-Check facility, the second building is situated at the rear of the property with direct access from Wolf Road. Built in 1991, the large industrial building offers 12,283 SF with 13 drive-in doors offering a flexible use. The building is well-illuminated, offers ample parking and easy access.



# SITE PLAN

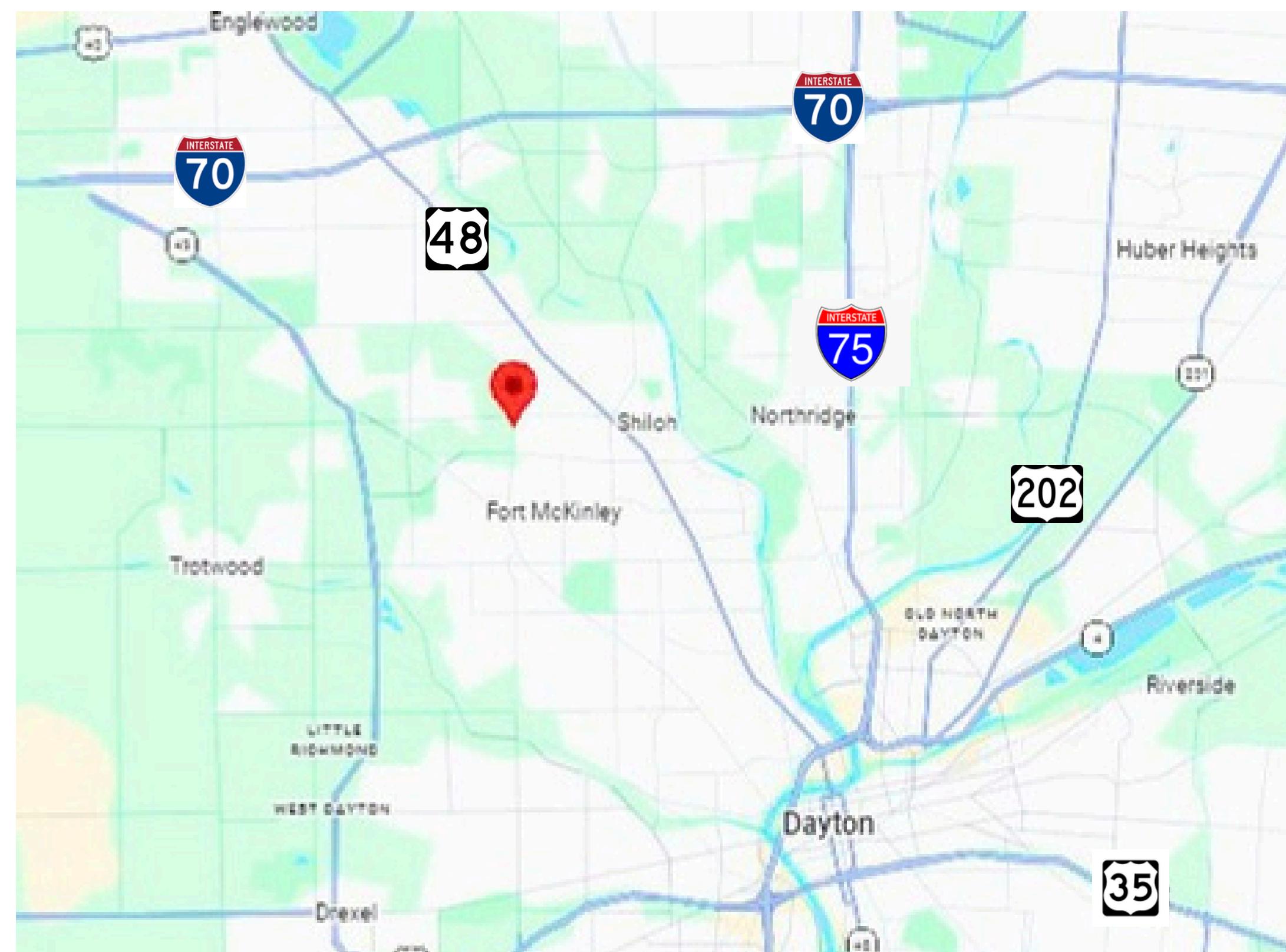
## 4800-4820 Wolf Road



Parcel: E20 01007 0079

4800-4810 Wolf Road - Office - 3,762 SF

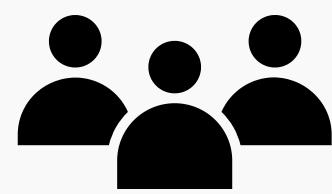
4820 Wolf Road - Flex/Industrial - 12,283 SF - Former E-Check



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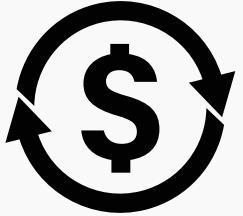
# DEMOGRAPHICS

4800-4820 Wolf Road



## Population

	2-mile	5-mile	10-mile
2024 Population	24,851	139,744	397,753
2029 Projection	24,856	140,774	397,871



## Households

2024 Households	11,221	60,983	167,505
2029 Household Projection	11,080	61,413	167,493



## Housing & Income

2024 Medium Home Value	\$121,428	\$109,474	\$138,787
2024 Medium Household Income	\$43,605	\$42,671	\$52,741

Trotwood is a city in Montgomery County with a population of over 24,000. Part of the Dayton metropolitan area, Trotwood is a unique blend of urban, rural, and metropolitan areas. The city offers proximity to Wright Patterson Air Force Base and is just 8 miles from the James M Cox Dayton International Airport. Larger metropolitan areas in Columbus and Cincinnati are just 60-75 miles in either direction.



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## **Nick Miller-Jacobson**

937-222-1600, ext 105

[nick@crestrealtyohio.com](mailto:nick@crestrealtyohio.com) | 937-631-6261

