

- 12.1468 Acres
- Free standing 23,100 SF former YMCA building includes offices, gym, locker rooms, and pool
- Watkins Academy Campus includes 8 steel frame buildings totaling 70,610 SF
- Fire suppression systems
- High traffic area with 32,000 vehicles per day on US 35
- Convenient to/from Dayton and surrounding areas via US 35/I-75
- City of Dayton zoning SR-2 (Suburban Residential)
- Utilities on-site

Population    3 MILES    5 MILES    7 MILES  
31,883    119,404    264,242

