



FOR LEASE

**4128 CEDAR RIDGE RD
DAYTON, OH 45414**

Property Highlights

- WELL MAINTAINED 22,528 SF BUILDING BOASTS MANY POTENTIAL USES
- ON 1 ACRE WITH SHARED PARKING
- LAST USED AS A SUCCESSFUL PRIVATE SCHOOL FOR MANY YEARS
- WOULD BE EASY TO OPEN IT AS A SCHOOL AGAIN. OR POSSIBLY A CHURCH, CHILDCARE, EVENT CENTER, MANY OTHER USES WITH ZONING APPROVAL
- CLOSE TO I-75, MILLER LANE, HOSPITAL, RESIDENTIAL, RESTAURANTS, COMMERCIAL, SHOPPING PLUS MORE

Offered For Lease at: \$8,000 MO



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2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	31,064	193,921	480,756
HOUSEHOLDS	13,572	82,000	203,805
HH INCOME	\$48,151	\$58,258	\$73,219

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