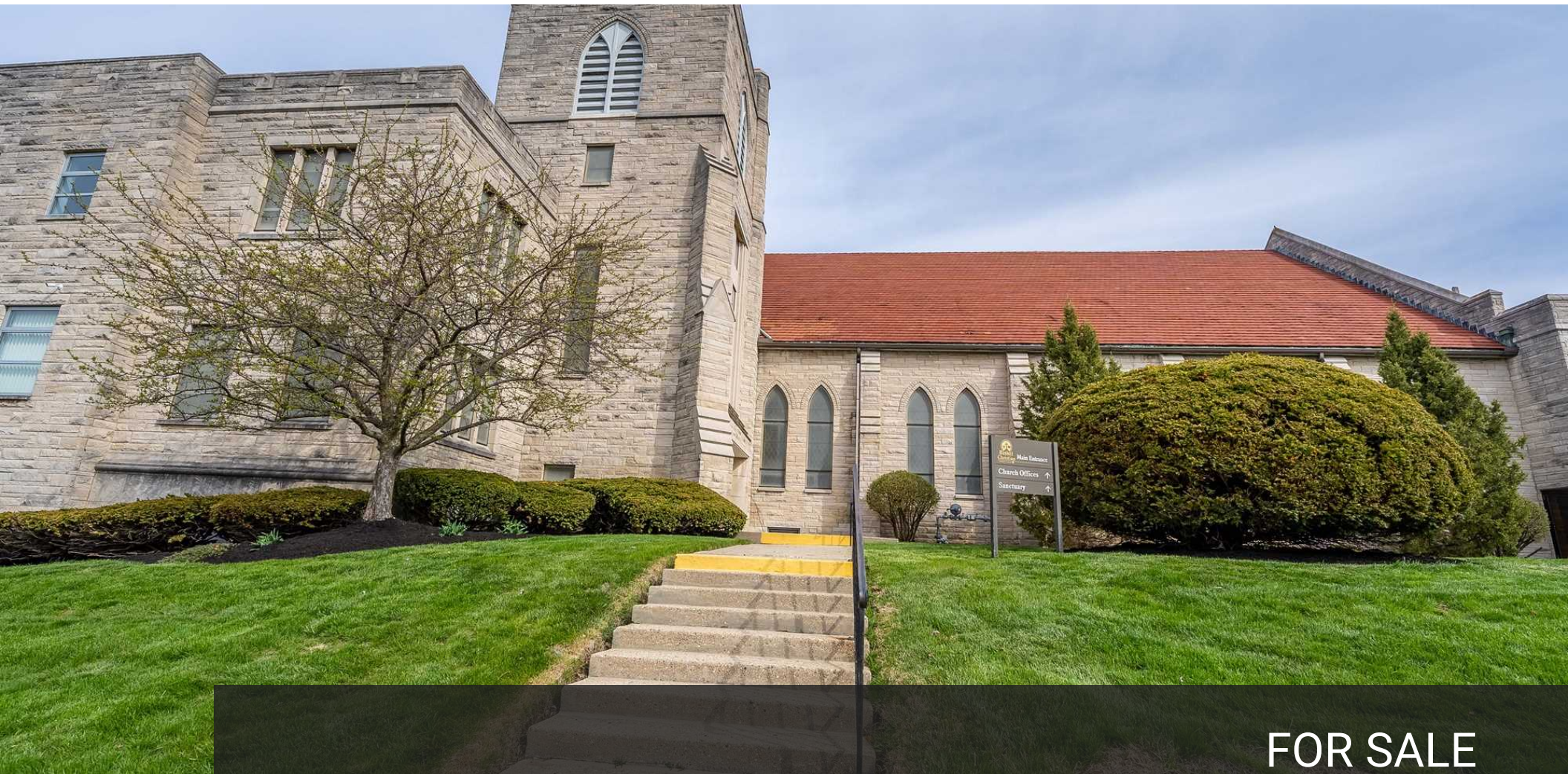


COMMERCIAL FOR SALE

BETHEL TEMPLE ASSEMBLIES OF GOD

327 SOUTH SMITHVILLE ROAD, DAYTON, OH 45403



FOR SALE

KELLER WILLIAMS ADVISORS

50 Chestnut St Suite 224
Beavercreek, OH 45440

PRESENTED BY:

BILL LEE

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2013001147, Ohio

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KELLER WILLIAMS ADVISORS

50 Chestnut St Suite 224

Beavercreek, OH 45440

PROPERTY SUMMARY

327 SOUTH SMITHVILLE ROAD



Property Summary

Building SF:	50,387
Lot Size:	2.59 Acres
Parking:	Blacktop with 184 +or- spaces
Price:	\$1,720,200
Year Built:	1952
Zoning:	ER-4,
Parking Ratio:	
Lease Rate:	

Property Overview

Bethel Temple Assemblies of God has been a long standing community church serving the needs of East Dayton community for over 50 years. The facility boasts over 50k in Sq. Ft. and has recently had \$500k in renovations.

Location Overview

Property is Located on Smithville Rd. between Burkhardt Ave and Speice St.

PROPERTY DESCRIPTION

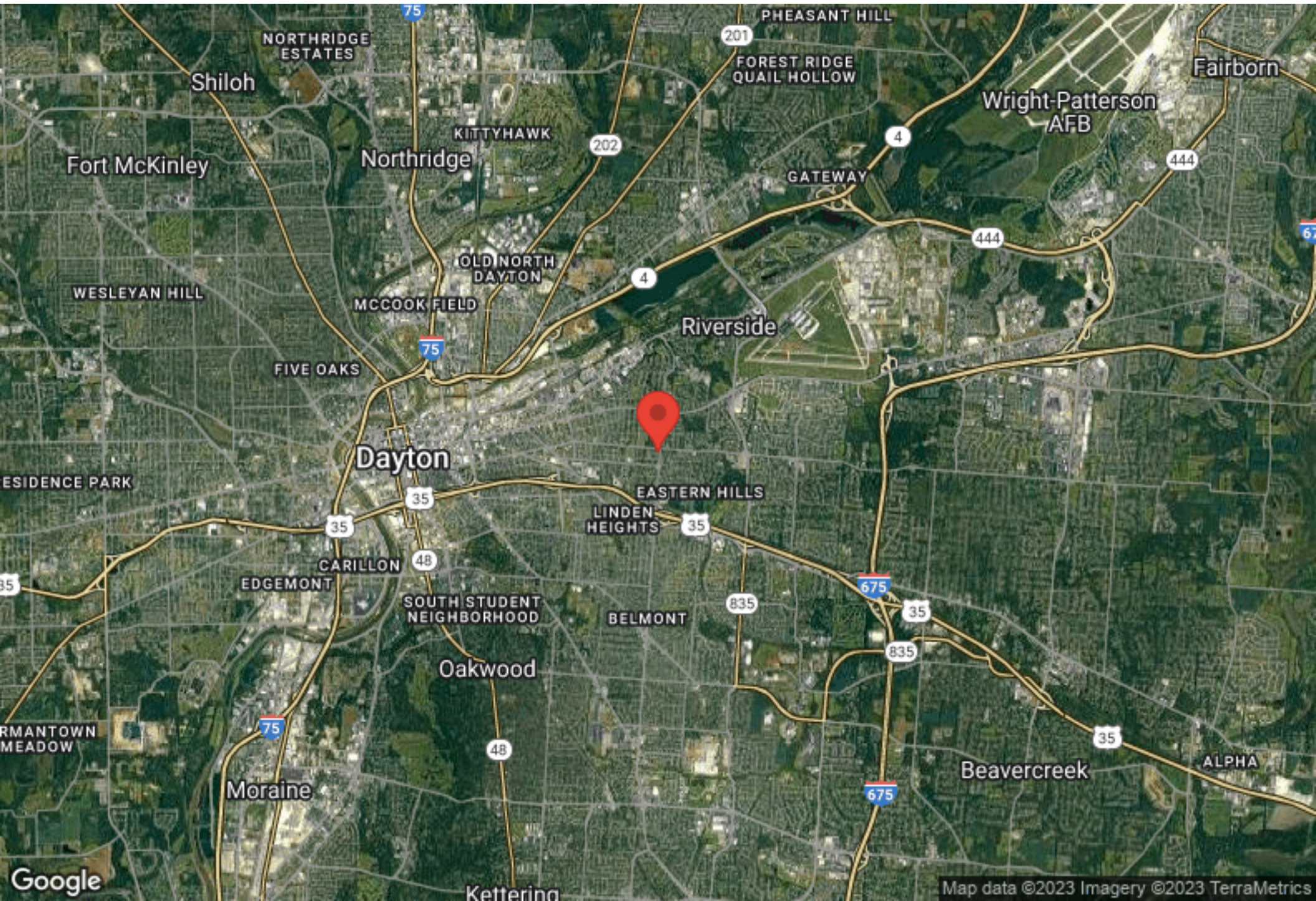
327 SOUTH SMITHVILLE ROAD



This expansive facility boasts 50,387 square feet of usable space and recently underwent half a million dollars in renovations. The Blatt Group with KW Commercial Advisors is proud to present this church building located at 327 S Smithville Road for sale. The property sits on 2.7195 acres and was the longtime home to a large congregation with a rich history in Dayton, and now it's ready for your organization to write the next chapter in its story. With a sanctuary that seats up to 650 people and ample room for storage, offices, and conference and teaching rooms, this facility will provide its next occupants with room to grow and endless possibilities. Listing includes Parcel # 's R72 0431 0021, R72 0431 0022, R72 0431 0023, R72 0431 0024, R72 0431 0053.

REGIONAL MAP

327 SOUTH SMITHVILLE ROAD



LOCATION MAPS

327 SOUTH SMITHVILLE ROAD



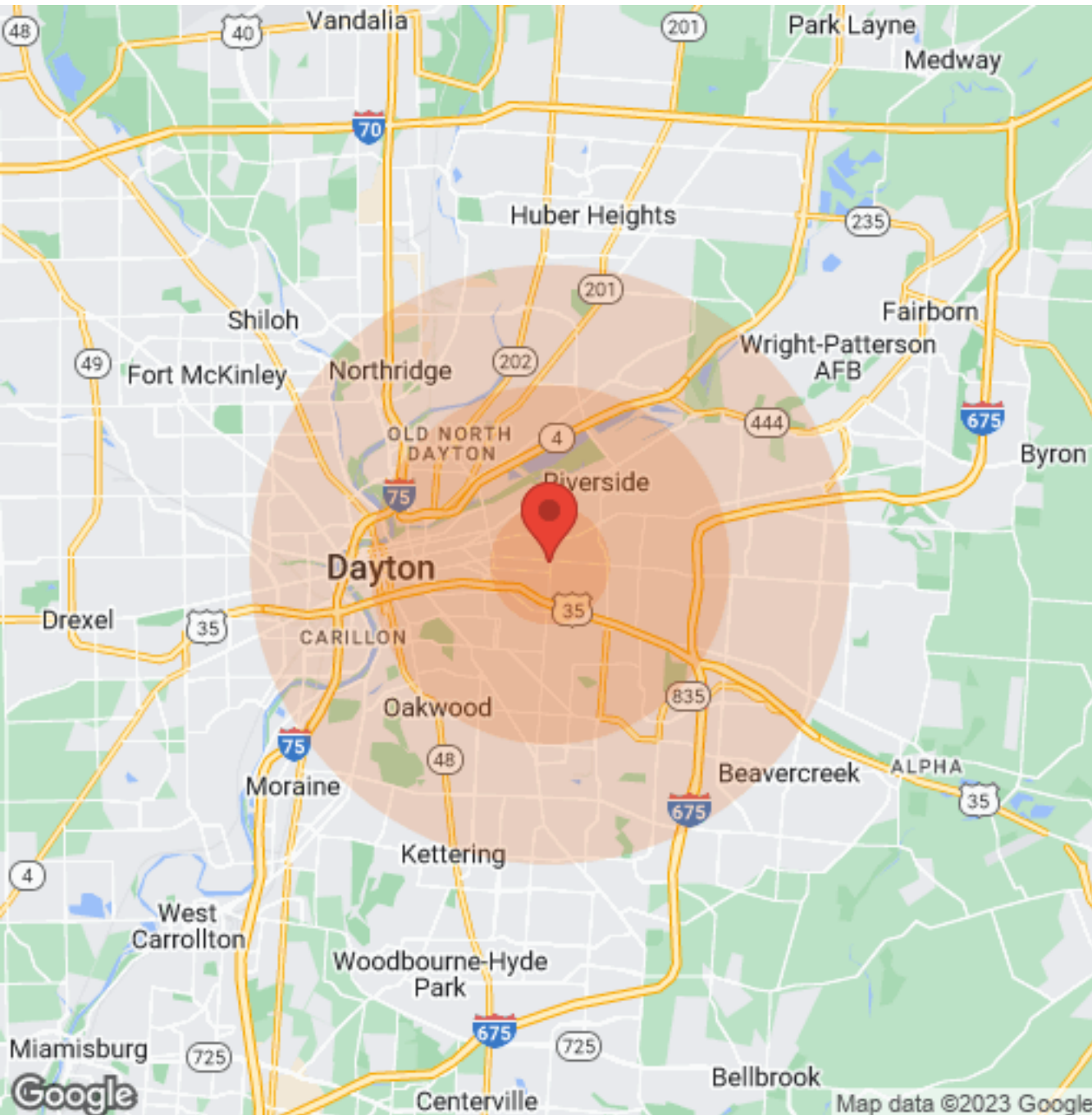
AERIAL MAP

327 SOUTH SMITHVILLE ROAD



DEMOGRAPHICS

327 SOUTH SMITHVILLE ROAD



Population	1 Mile	3 Miles	5 Miles
Male	9,122	47,954	101,356
Female	9,300	49,171	105,530
Total Population	18,422	97,125	206,886

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,580	16,800	37,296
Ages 15-24	2,420	11,832	26,478
Ages 55-64	2,186	11,686	25,333
Ages 65+	2,539	13,894	30,051

Race	1 Mile	3 Miles	5 Miles
White	16,331	87,335	166,440
Black	1,158	5,868	32,873
Am In/AK Nat	N/A	25	43
Hawaiian	N/A	3	4
Hispanic	884	3,006	4,706
Multi-Racial	1,842	6,446	11,000

Income	1 Mile	3 Miles	5 Miles
Median	\$29,372	\$31,845	\$37,152
< \$15,000	1,862	8,233	15,960
\$15,000-\$24,999	1,275	6,288	11,228
\$25,000-\$34,999	1,390	5,460	10,966
\$35,000-\$49,999	1,260	6,556	12,824
\$50,000-\$74,999	1,182	6,749	15,755
\$75,000-\$99,999	512	3,604	8,948
\$100,000-\$149,999	220	2,076	6,332
\$150,000-\$199,999	24	360	1,790
> \$200,000	N/A	364	1,201

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,639	47,572	102,861
Occupied	7,992	40,747	87,255
Owner Occupied	3,939	21,115	49,077
Renter Occupied	4,053	19,632	38,178
Vacant	1,647	6,825	15,606

DISCLAIMER

327 SOUTH SMITHVILLE ROAD

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