



REDEVELOPMENT CORNER LOT FOR SALE!



5780 N Main St.
Dayton, OH 45415

\$125,000.00

PROPERTY FEATURES:

- Zoned B-3 – Ideal for retail, drive-thru, liquor, or coffee use
- 0.42 Acres – Corner lot with excellent visibility
- 170' Frontage on Main St – ±16,700 VPD
- 140' Frontage on Philadelphia Dr – ±4,000 VPD



- Commercial
- Investment
- Land

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Fact Sheet

Address:	5780 N Main St. Dayton, OH 45415
Price:	\$125,000.00
County:	Montgomery
City:	Harrison Township
Building Size:	Sold for Land Value, Small Structure 400 SF
Lot Size:	0.42
Zoning:	B-3
Topography:	Flat
Utilities:	All To Site
Taxes:	\$3,525.54

Property Description:

5780 N Main St. is a 0.42-acre parcel being sold for land value and is ideal for redevelopment. This property would be a great location for a convenience store, drive-thru coffee shop, drive-thru liquor store, or another small restaurant. With desirable B-3 zoning, it allows for a variety of potential uses, including laundromats and bars. Surrounded by residential neighborhoods, the site would benefit from a business with frequent customer traffic and features curb cuts on both Main St. and Philadelphia Dr. for easy access. Businesses will also benefit from high visibility, with 16,700 vehicles per day on Main and 4,000 on Philadelphia.

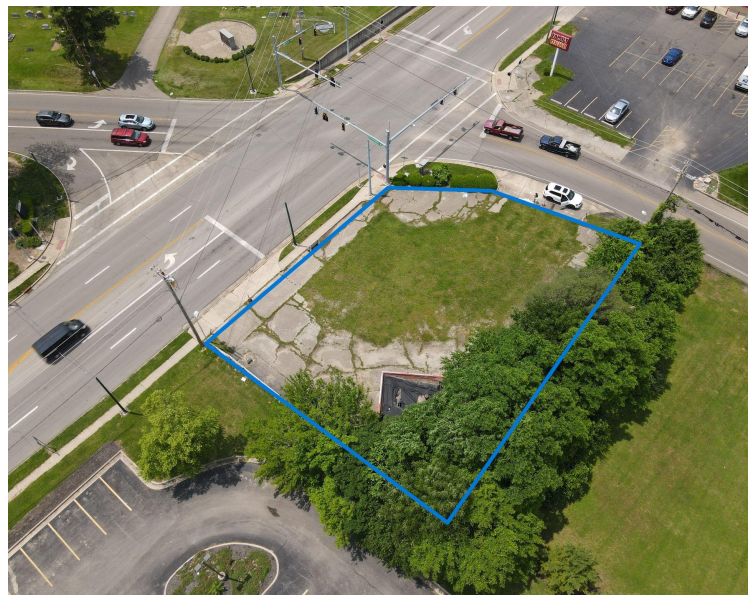
INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



- ❑ Commercial
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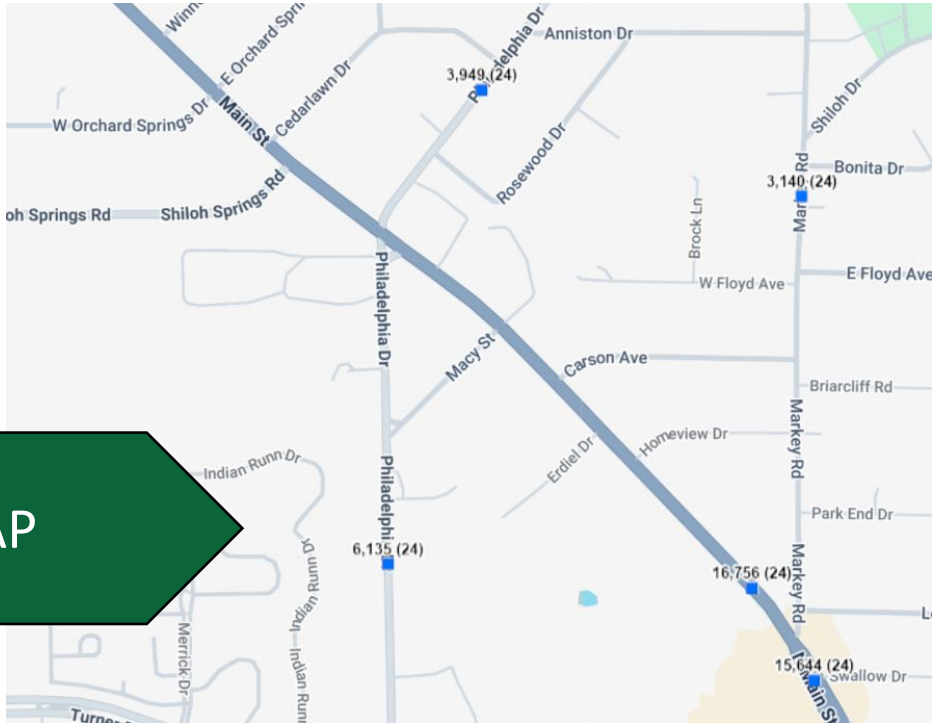
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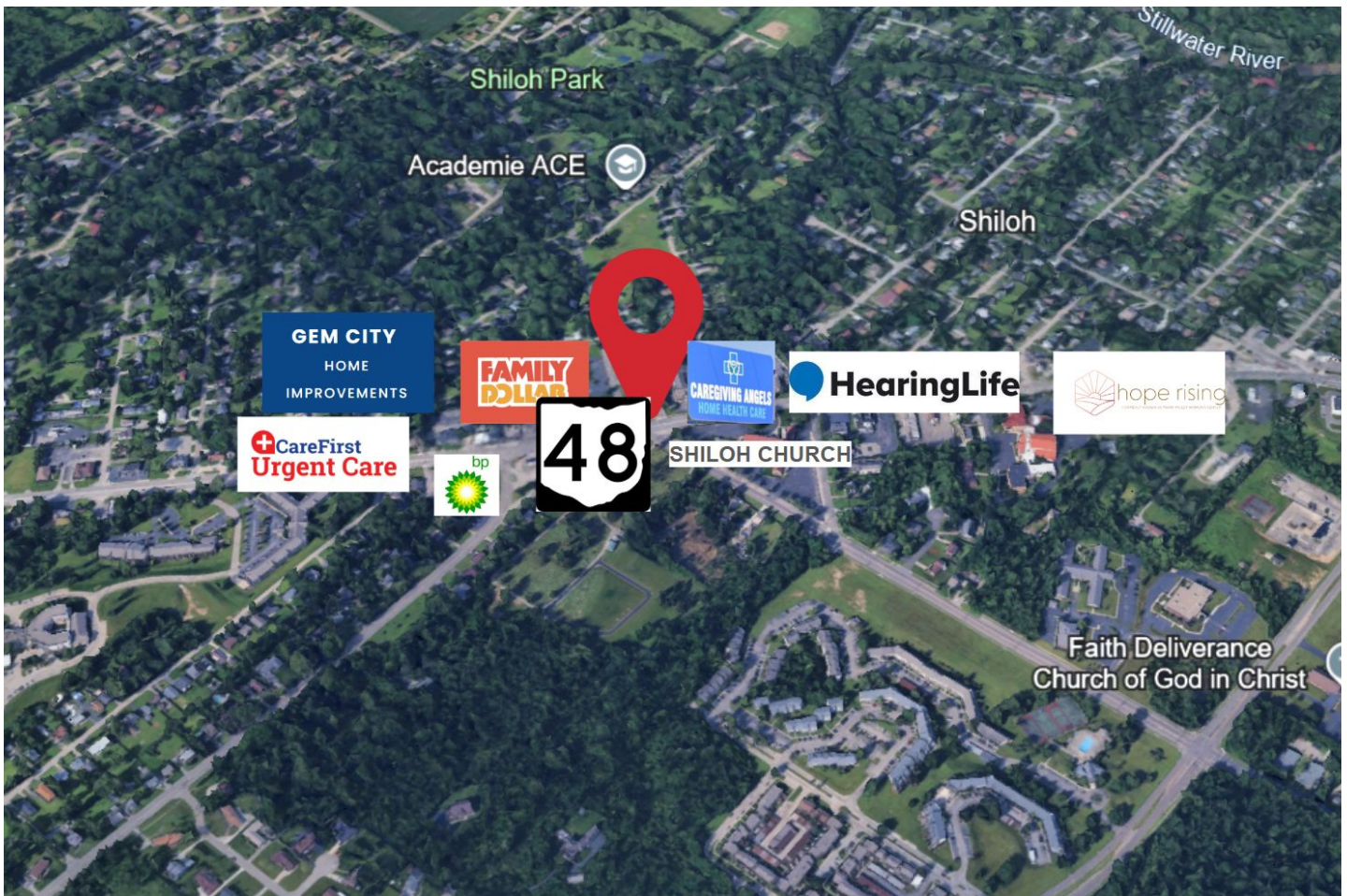


TRAFFIC COUNT MAP



AUDITOR MAP

 : 5780 N Main St.



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