



**HOWARD HANNA**  
REAL ESTATE SERVICES



**THE NIANOURIS  
COMMERCIAL TEAM**

**FOR SALE!**



**4915 N Dixie Dr,  
Dayton, Ohio 45414**

**Position Your Business on North Dixie Drive**  
**\$650,000**

**PROPERTY FEATURES:**

- **High-Visibility Commercial Space on North Dixie Drive**
- **Prime Exposure. Flexible Use. Proven Location.**
- **Position Your Business on Dayton's North Dixie Corridor**
- **A Strategic Location for Retail, Service, or Investment**
- **Where Visibility Meets Opportunity**



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COMMERCIAL TEAM**

**-Commercial  
-Investments  
-Land**

Bob Caperna  
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[www.MiamiValleyCRE.com](http://www.MiamiValleyCRE.com)



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## Fact Sheet

<b>Address:</b>	4915 N Dixie Dr, Dayton, Ohio 45414
<b>Price:</b>	\$650,000
<b>County:</b>	Montgomery County
<b>City:</b>	Dayton
<b>Building Size:</b>	5,200 SQ FT : 2 Levels
<b>Lot Size:</b>	2.81 AC
<b>Year Built:</b>	1674
<b>Zoning:</b>	C - OTHER COMMERCIAL STRUCTURES
<b>Parking Spaces:</b>	30 parking spaces
<b>Roof:</b>	Roof has been replaced within the last two years on the front building. This small building shown is unknown.
<b>HVAC:</b>	Has been serviced
<b>Electric:</b>	100 AMP in the front building, 200 AMP in the back smaller building.
<b>Restrooms:</b>	One
<b>Taxes:</b>	Approx. \$5,459.36

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



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## Property Description:

### **Property Description – 4915 North Dixie Drive, Dayton, OH 45414**

Situated along the highly visible North Dixie Drive corridor, 4915 North Dixie Drive offers a well-positioned commercial property with strong frontage and excellent exposure to consistent daily traffic. This established location provides convenient access to I-75, the Dayton International Airport, and surrounding retail and service amenities.

The building features adaptable interior space suitable for a variety of commercial uses, including retail, office, service-oriented businesses, or specialty operations. The functional layout allows for efficient business operations, while on-site parking and easy ingress and egress enhance accessibility for customers and staff.

Surrounded by a mix of national retailers, local businesses, and residential neighborhoods, this property benefits from steady traffic flow and a strong customer base. Its visibility, accessibility, and flexible use potential make it an attractive opportunity for owner-users or investors seeking a strategically located commercial asset in the Dayton market.

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**MAIN BUILDING**



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