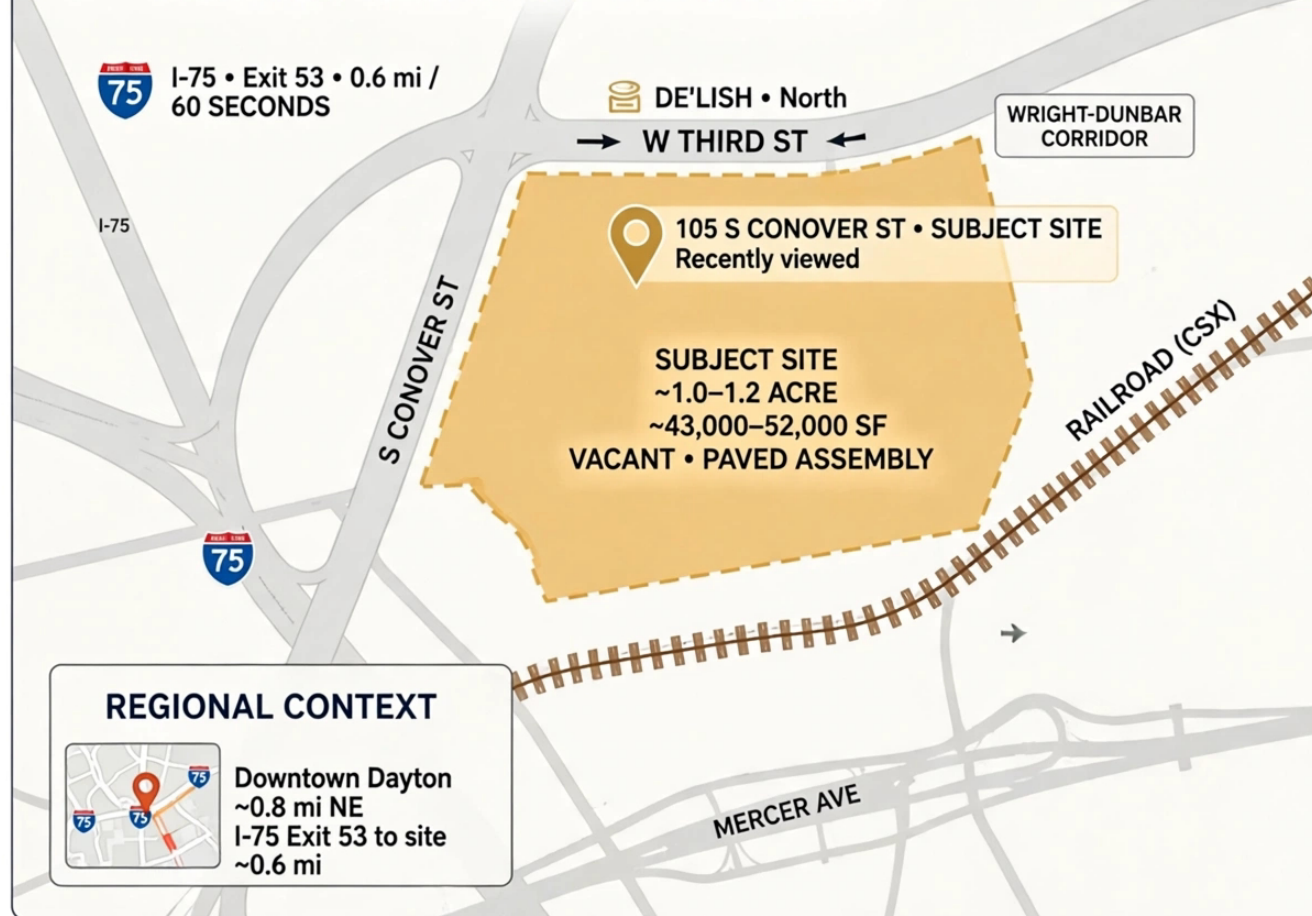


COMMERCIAL REAL ESTATE INVESTMENT OPPORTUNITY

105 S Conover St & W Third St • Dayton, OH 45402 • August 2026

SITE LOCATION MAP WRIGHT-DUNBAR CORRIDOR



INVESTMENT HIGHLIGHTS

- ✓ **Strategic Location**
60 seconds to I-75 Exit 53; immediate access to I-75 for regional distribution
- ✓ **High Traffic**
26,000 VPD at W Third & Broadway intersection
- ✓ **Large Assembly**
~1.0-1.2 Acre (≈43,000-52,000 SF) contiguous paved vacant site
- ✓ **Just Outside Historic Demarcation**
Flexible Development opportunity adjacent to Wright-Dunbar Historic District
- ✓ **Corner Opportunity**
Dual frontage on W Third St & S Conover St for high visibility
- ✓ **Ideal for QSR Drive-Thru • Fuel • EV Charging**
Zoned Commercial, supports drive-thru, fueling, EV

PROPERTY DETAILS

Site: Full block assembly bounded by W Third St (N), S Conover St (W), Mercer Ave (S), Railroad (E)

Parcel: ~1.0-1.2 Acre Vacant Paved Lot

Zoning: Commercial — Flexible use

Designation: Opportunity Zone • Tax Advantage for investors

Current Use: Vacant paved assembly

Access: Signalized corner, multiple curb cuts, heavy traffic exposure

DEVELOPMENT OPPORTUNITY

Corner assembly offers rare opportunity for QSR with drive-thru, convenience/fuel, or EV charging hub. Flexible for retail/commercial. Outside historic district allows modern development while benefiting from Wright-Dunbar corridor revitalization, proximity to downtown Dayton, and workforce in the area.