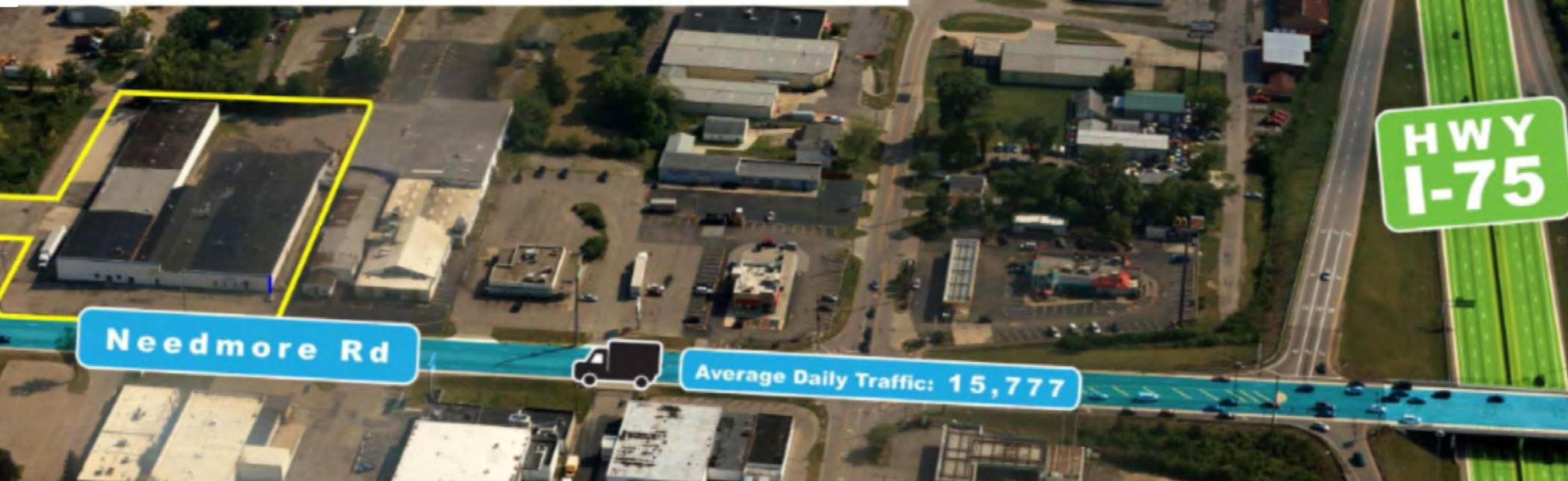


Needmore Road Office & Warehouse/Manufacturing

Purchase Price: \$2,450,000



2554 Needmore Road
Dayton, OH 45414



Needmore Road Office & Warehouse/Manufacturing

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Locator Map

Regional Map

Aerial Map

03 Property Description

Property Features

Property Images

04 Demographics

General Demographics



Video Link for 2554 Needmore Road, Dayton, Ohio

<https://www.youtube.com/watch?v=YQVlK-VzJKM>

Exclusively Marketed by Jacobsma & Associates

Karen Jacobsma

Jacobsma & Associates

(805) 239-3090

rex@jacobsma.com

CA DRE #00786977

Contact: Rex Jacobsma

(805) 610-6786

CA DRE #000777589





01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	2554 Needmore Road Dayton OH 45414
COUNTY	Montgomery
MARKET	Dayton
BUILDING SF	54,624
NET RENTABLE AREA (SF)	54,624
LAND ACRES	3.04
LAND SF	132,422 SF
YEAR BUILT	1965
YEAR RENOVATED	1980/2006
APN	E21-01010-0068
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$2,450,000
PRICE PSF	\$44.85

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	4,858	49,094	171,367
2022 Median HH Income	\$31,884	\$40,868	\$45,894
2022 Average HH Income	\$47,073	\$59,995	\$64,469



Office when Occupied

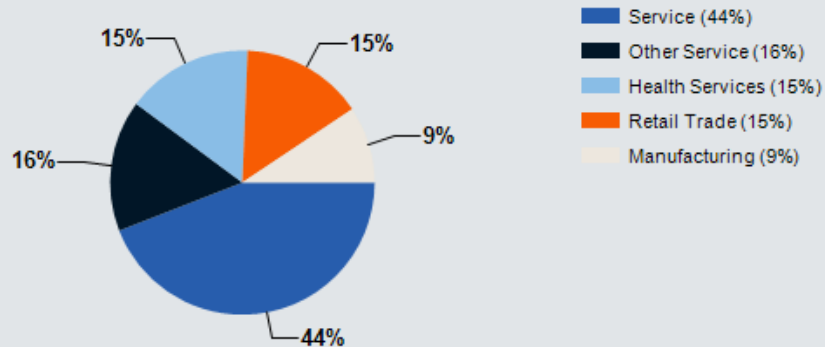


02	Location
	Location Summary
	Locator Map
	Regional Map
	Aerial Map

DAYTON - OHIO

- 54,624 SF of Flexible Office/Warehouse/Industrial Space
- Great Accessibility - Located 1/4 Mile from I-75
- High Traffic Street (15,777 Average Daily Vehicles)
- Heavy Power - 1,200 amp - 3-Phase with 480/240/120 Volts
- Fully Sprinklered Throughout the Building
- Offers Clear Span Space and Can Be Build to Suit
- Perfect for Distribution, Manufacturing, Warehouse
- 6 Dock Doors 4 Drive in Doors
- Ample Parking for Employees and Customers
- Potential for Owner/User in Available Space
- Price Includes .37 acre Vacant Parcel Across the Street

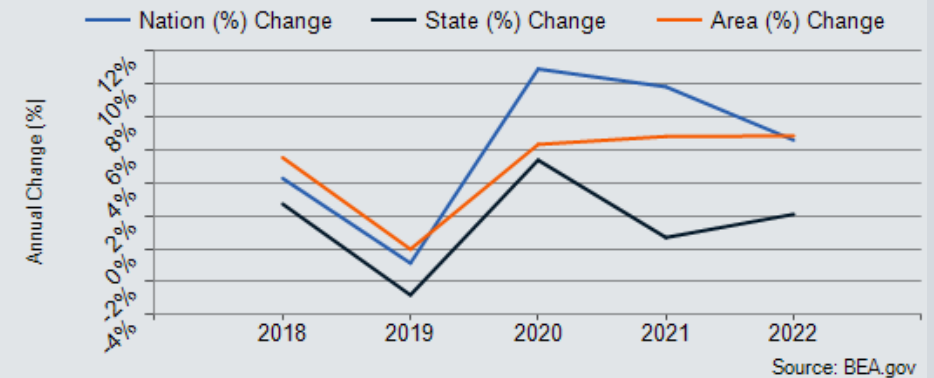
Major Industries by Employee Count

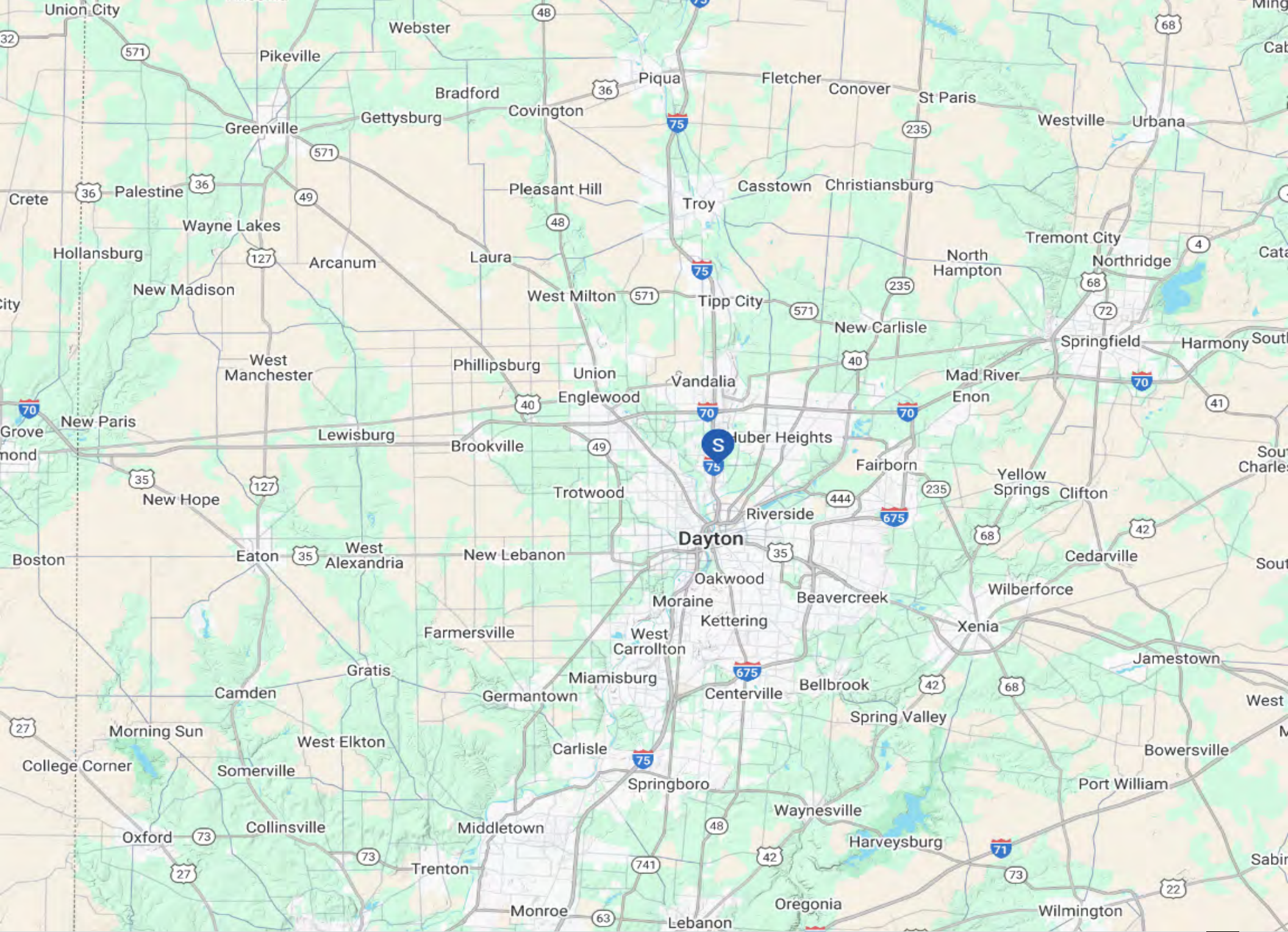


Largest Employers

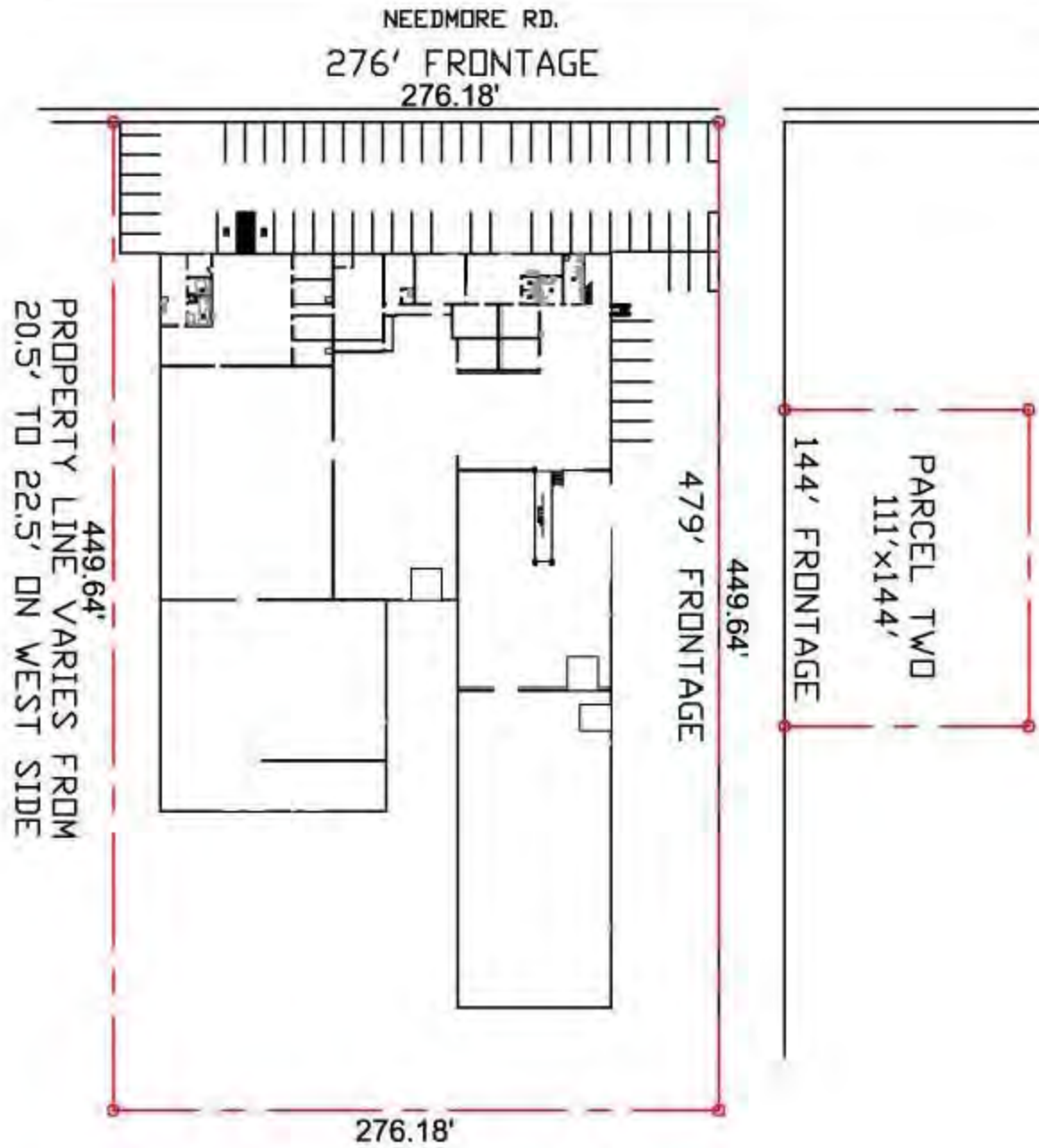
Wright-Patterson Air Force Base	30,000
Premier Health Partners	14,335
Kettering Health Network	9,500
Montgomery County	5,029
CareSource	4,500
The Kroger Company	4,100
Wright State University	3,095
LexisNexis	3,000

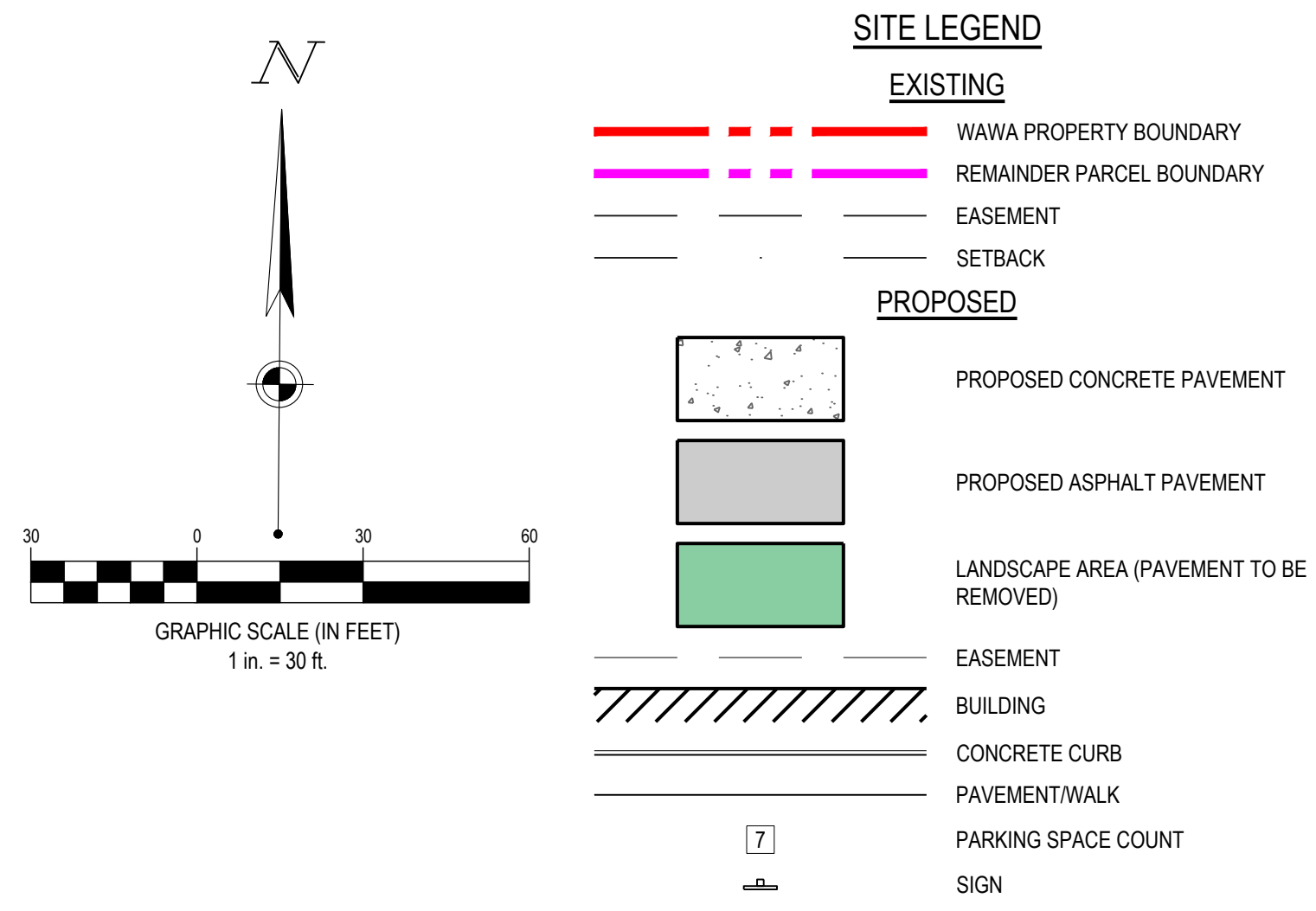
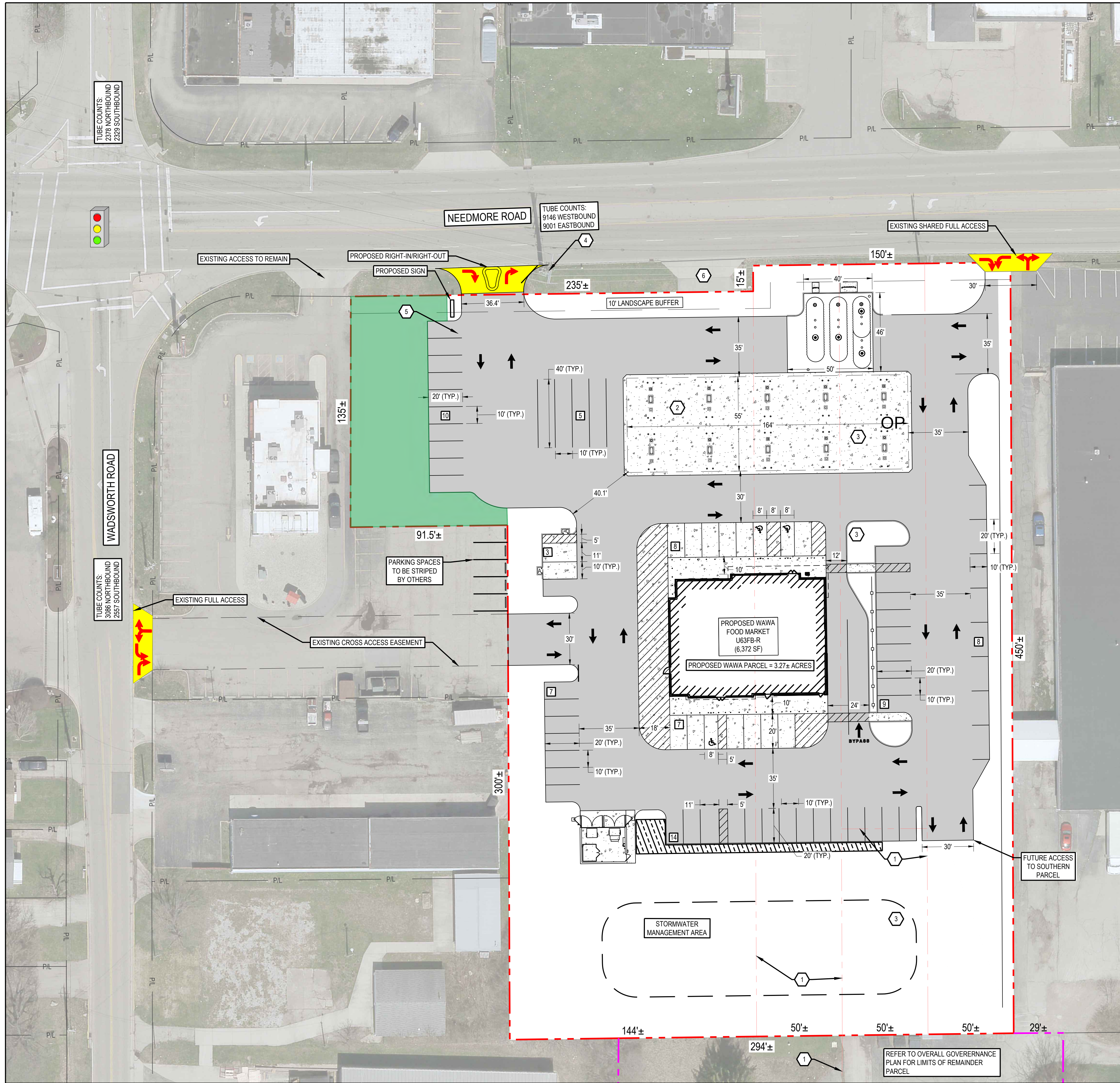
Montgomery County GDP Trend





Purchase Price includes adjacent vacant lot - Parcel Two





LOCATION MAP:
NO SCALE

SITE DATA:

ADDRESS: 2532 NEEDMORE ROAD DAYTON, OH 45414

WAWA PARCEL AREA: 3.27 ACRES±
REMAINDER PARCEL AREA: 2.87 ACRES±
TOTAL PROPERTY AREA: 6.14 ACRES±

ZONING: I-1 (LIGHT INDUSTRIAL)

PROPOSED USE: FUEL STATION & CONVENIENCE STORE

BUILDING TYPE: U63FB

CANOPY CONFIGURATION: AUTO-STACKED
NUMBER OF M.P.D.S: AUTO - 10

CANOPY TYPE: SLOPED

	REQUIRED	PROPOSED
YARD SETBACKS		
FRONTAGE ALONG NEEDMORE ROAD:	25'	25'
SIDE:	20'	20'
REAR:	20'	62'

LANDSCAPE BUFFER

TBD

PARKING REQUIREMENT:
1 SPACE FOR EACH 100 SF OF FLOOR AREA PLUS 1 SPACE FOR EACH EMPLOYEE.
6,097 / 100 = 61 + 10 EMPLOYEES = 71 PARKING SPACES

TOTAL PARKING SPACES:	71	71
ADA PARKING SPACES:	3	3

PARKING TABLE

ZONE A:	24 SPACES (INCLUDING 3 ADA SPACES)
ZONE B:	32 SPACES (INCLUDING 12 FUTURE EV & 2 AIR SPACES)
ZONE C:	15 SPACES (INCLUDING 5 OVER-SIZED RV/TRAILER SPACES)
TOTAL:	71 SPACES

MAX BUILDING HEIGHT: 40'

MAX COVERAGE: 50%

CODED NOTES:

- EXISTING PROPERTY LINES. PROPERTY TO BE CONSOLIDATED.
- EXISTING BUILDING TO BE DEMOLISHED. APPROXIMATE AREA = 6,200 SF
- EXISTING BUILDING(S) TO BE DEMOLISHED. APPROXIMATE AREA = 47,250 SF
- EXISTING POWER POLE MAY NEED TO BE RELOCATED.
- REMOVE EXISTING PYLON SIGN
- REMOVE EXISTING CURB CUT

PLANS FOR WAWA MARKET UNDER CONSTRUCTION NEXT DOOR TO 2554 NEEDMORE ROAD



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 937.208.4826



THE INFORMATION ON THIS
DRAWING IS RELAYING OR
CONSTRUCTIVE RECORDING
PURPOSES ONLY. NO WARRANTY.

WAWA
STORE #TBD

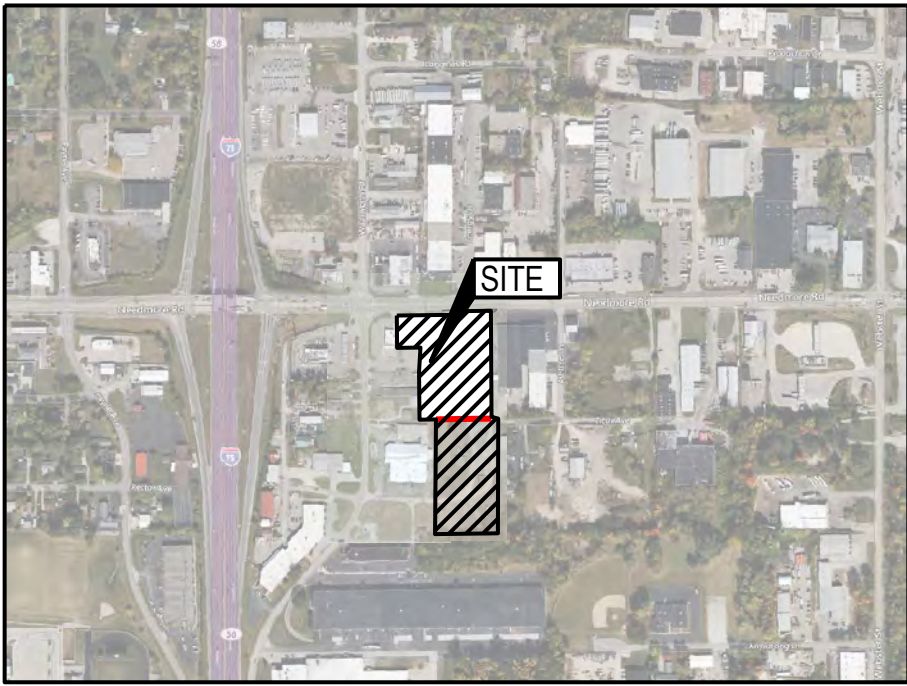
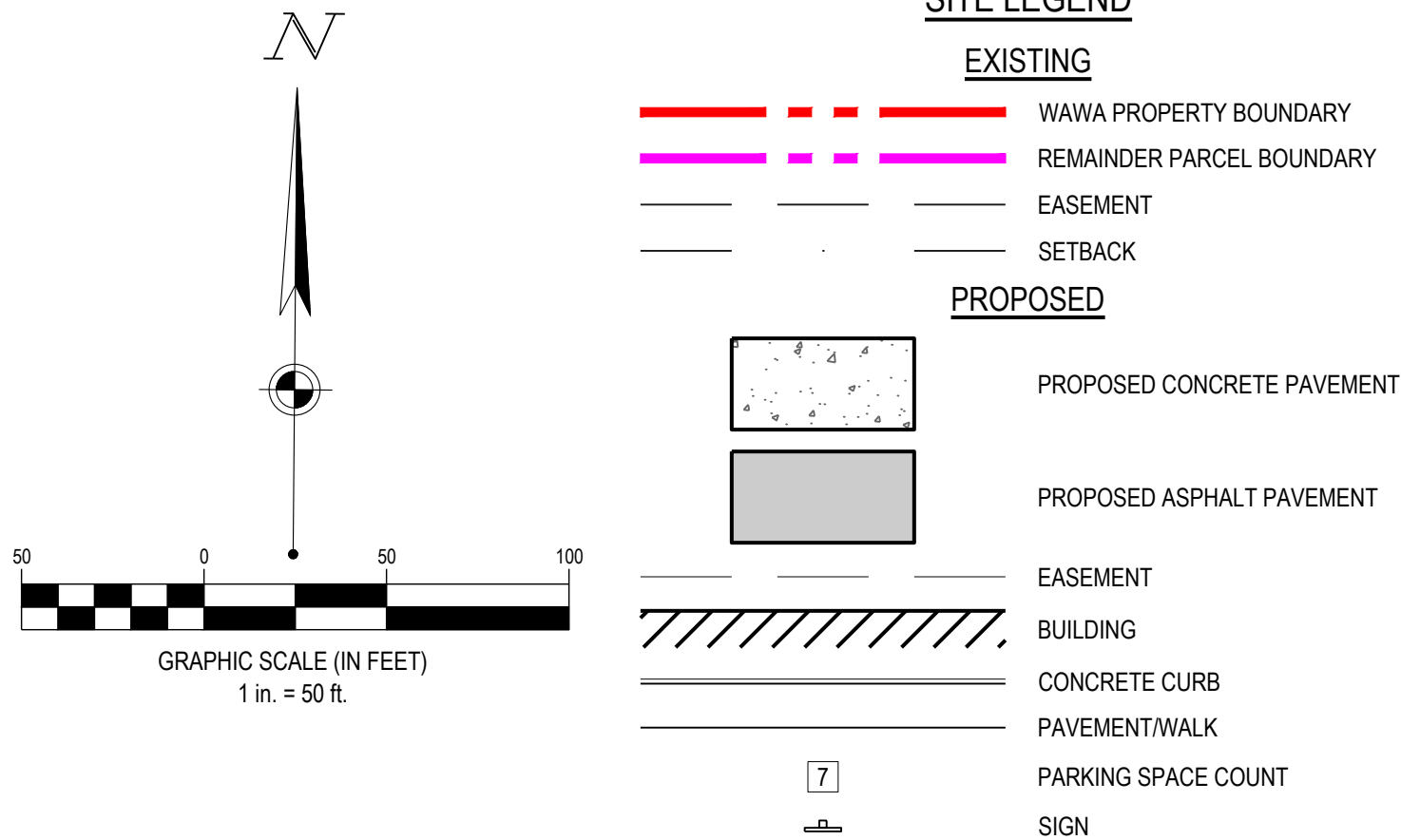
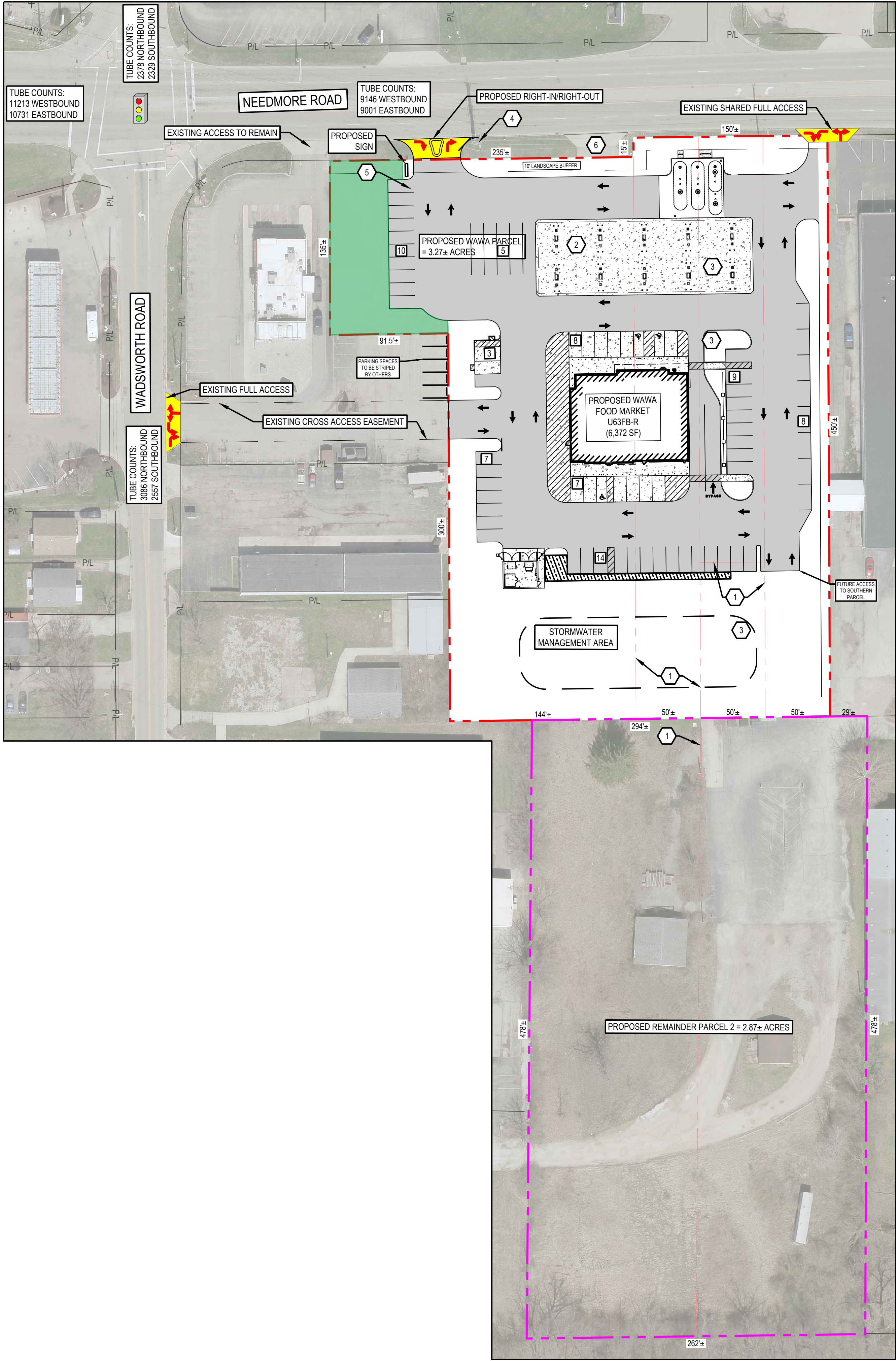
WAWA - DAYTON, OH
2532 NEEDMORE ROAD
DAYTON, OH 45414

Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.		
Project Number:	764075	
Scale:	1"= 30'	
Drawn By:	CDR	
Checked By:	PDH	
Date:	11/11/2024	
Issue:	CONCEPT	

Drawing Title:
CONCEPT PLAN

CP1.0



LOCATION MAP:
NO SCALE

SITE DATA:

ADDRESS: 2532 NEEDMORE ROAD DAYTON, OH 45414

WAWA PARCEL AREA: 3.27 ACRES±
REMAINDER PARCEL AREA: 2.87 ACRES±
TOTAL PROPERTY AREA: 6.14 ACRES±

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NUMBER OF M.P.D.S: AUTO - 10

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	REQUIRED	PROPOSED
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LANDSCAPE BUFFER TBD

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TOTAL: 71 SPACES

MAX BUILDING HEIGHT: 40'

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CODED NOTES:

- EXISTING PROPERTY LINES. PROPERTY TO BE CONSOLIDATED.
- EXISTING BUILDING TO BE DEMOLISHED. APPROXIMATE AREA = 6,200 SF
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- REMOVE EXISTING PYLON SIGN
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THE INFORMATION ON THIS DOCUMENT IS PRELIMINARY OR INCOMPLETE. NOT FOR CONSTRUCTION RECORD PURPOSES OR REPRESENTATION.

WAWA
STORE #TBD

WAWA - DAYTON, OH
2532 NEEDMORE ROAD
DAYTON, OH 45414

Revisions / Submissions		
ID	Description	Date
© 2024 CESO, INC.		
Project Number:	764075	
Scale:	1"= 50'	
Drawn By:	CDR	
Checked By:	PDH	
Date:	11/11/2024	
Issue:	CONCEPT	

Drawing Title:
GOVERNANCE PLAN

GP1.1



03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF54,624	55,485
NET RENTABLE AREA (SF)	54,624
LAND SF	132,422
LAND ACRES	3.04
YEAR BUILT	1965
YEAR RENOVATED	1980/2006
# OF PARCELS	1
ZONING TYPE	Light Industrial
BUILDING CLASS	C
LOCATION CLASS	A
SUPER FLAT FLOORS	Yes
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	56
PARKING RATIO	1.12
CEILING HEIGHT	8' - 16'
OFFICE SF	4900
OFFICE TO WAREHOUSE RATIO	75

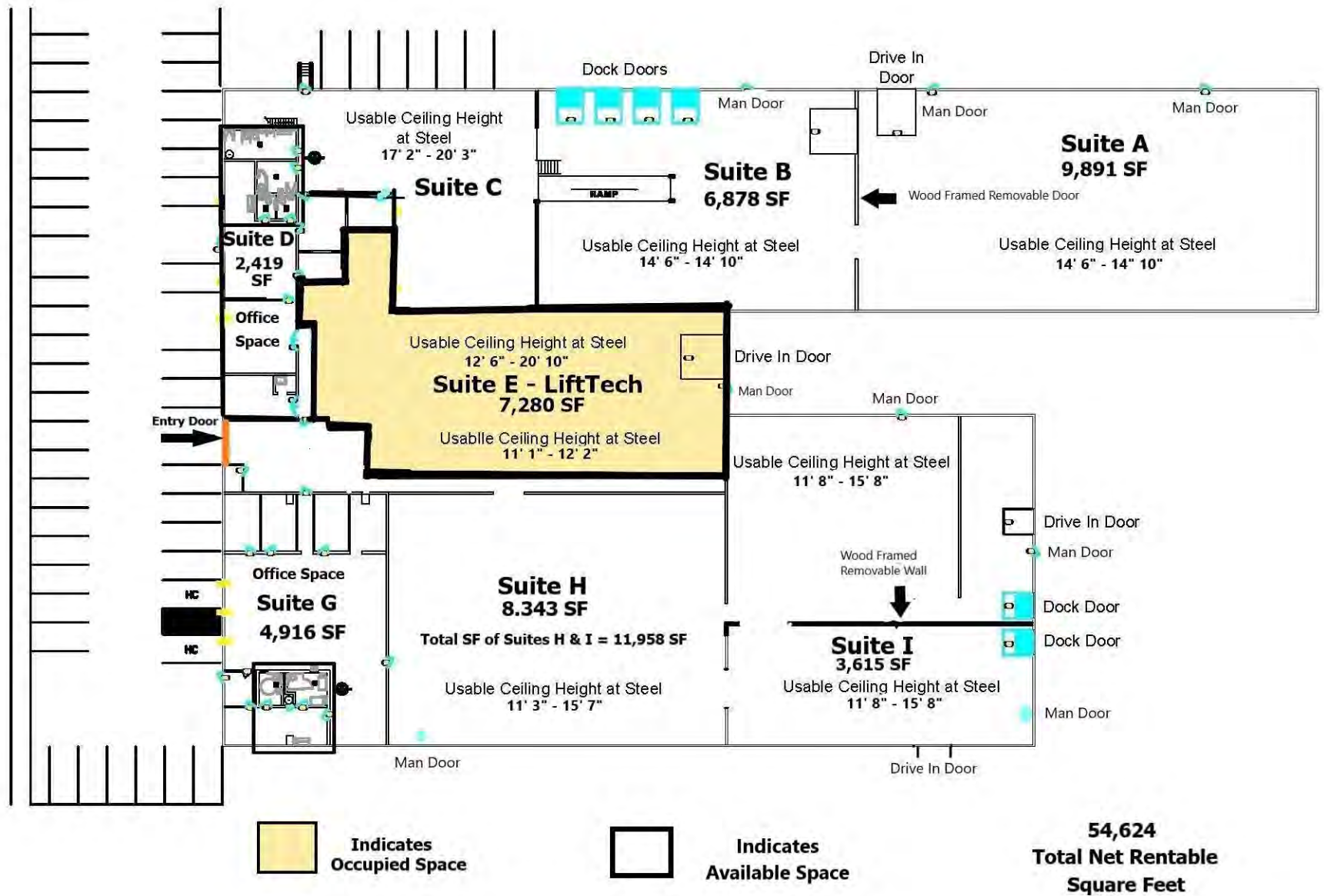
MECHANICAL

FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	1200 amps with 3 phase 480/240/120 volt service



Open Floorplan

Floor Plan of the Building
2554 Needmore Road, Dayton, OH 45414



FACILITY ASBUILT PLANS

2554 NEEDMORE ROAD
DAYTON, OHIO

CODE NOTES

1. Section 10003.3.1.8.3 Door hardware: Door handles, pulls, latches, locks and other operating devices shall be capable of operation with one hand and shall not require tight grasping, tight pinching or twisting of the wrist to operate.

2. Handicapped Toilet Room Requirements:

- (1) Minimum 60" diameter clear space under wall hung H.C. sink.
- (2) Height of water closet to be 17" A.F.F. to top of toilet seat.
- (3) Flush controls on toilet to conform to A.D.A.A.G. 4.16.5
- (4) Rim of lavatory to be 34" A.F.F. Provide clearance of 29" from the floor to bottom of apron.
- (5) Clear floor space of 30"x48" in front of sink.
- (6) Toilet paper dispenser mounted 19" to centerline.
- (7) Hot water and drain pipes under lavatory shall be insulated, and no sharp or abrasive surfaces under lavatory.
- (8) Faucets are to conform to A.D.A.A.G. 4.19.5.
- (9) Mirror to be mounted @40" from bottom of mirror to finish floor.
- (10) 18" clear wall space adjacent to the door on latch side.
- (11) Door hardware to comply with A.D.A.A.G. 4.13.9

3. ADAAG 4.1.1 (5) (b) One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96" wide and shall be designated van accessible as required by 4.6.4. The vertical clearance at such spaces shall comply with 4.6.5.

4.6.4 Signage-Accessible parking spaces shall be designated as reserved by a sign showing the symbol of accessibility. Spaces conforming with 4.1.2(5)(b) shall have an additional sign "Van-Accessible" mounted below the symbol of accessibility. Such signs shall be located so they cannot be obscured by a vehicle parked in the space.

4.1209.1 Floors

Toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface that extends upwards onto the walls at least 6 inches.

1209.2 Walls

Walls within 2 feet of urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of 4' above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture.

5. Provide fire extinguishers per 906.1 and 3309.1 NFPA 10

6. Exterior thresholds for doors: 1/2" maximum. 4.13.8

7. Interior finishes must comply to Class C for enclosed spaces and Class B for exit access corridors, Class A for exit stairs. 803.4

8. Floor finish classification and carpet finish for stairs and exit access corridors shall be Class II. Other areas shall be in compliance to DOC FF-1 "pill-test" 805.3.

FIXTURES

FIXTURE	REQ.	PROVIDED
BUSINESS AREA: 85 PERSONS		
WATER CLOSETS	1 PER 50	4
LAVATORIES	1 PER 60	4
DRINKING	1 PER 100	1
SERV. SINK	1	1
PRODUCTION/WAREHOUSE AREA: 216 PERSONS		
WATER CLOSETS	1 PER 100	3
LAVATORIES	1 PER 100	4
SHOWER	1 PER 100	2
DRINKING	1 PER 400	1
SINK	1	1

ACTUAL OCCUPANCY=46 PERSONS

OBC 2002

EXISTING TYPE OF CONSTRUCTION: IIB
EXISTING BUILDING AREA: 43,236 SF BUREAU STORY
EXISTING USE GROUP: B-1.2-1 (NON-HAZARDOUS)

BUSINESS AREA: 8,614 SF / 100-150 PERSONS
PRODUCTION AREA: 14,521 SF / 100-150 PERSONS
WAREHOUSE AREA: 11,354 SF / 500-600 PERSONS
TOTAL OCCUPANCY=146 PERSONS (ACTUAL: 46 PERSONS)

SEVERE AS REQUIRED BY OBC. TYPICAL MINIMUM

UNLESS, BOMB DOORS TO BE 7'-0" WIDE X 7'-6" HIGH, ALL HARDWARE TO CONFORM TO OBC SECTIONS: 1905.3.1.6, 1905.3.1.7, 1905.3.1.8.

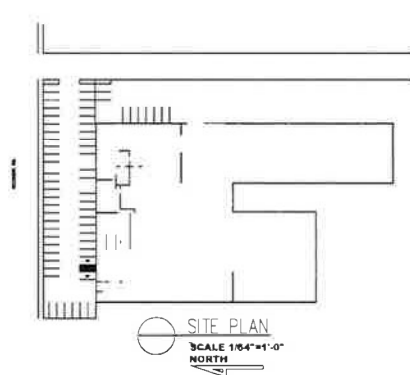
ALL DOOR FINISHES TO CONFORM TO ALL OBC M.E.L., CLASS C REQUIREMENTS. PROVIDE ALL REQUIRED FIRE EXTINGUISHERS PER ALL OBC REQUIREMENTS AND LOCAL FIRE DEPARTMENT

TYPICAL NEW PARTITIONS 3/4" PIN METAL STUDS 16" O.C. WITH 5/8" METALLIC GIRD. PARTIALS TO CONFORM TO AISC OBC. ALL WOODS TO BE NON-CON. EXCEPT INTERIOR TRIM

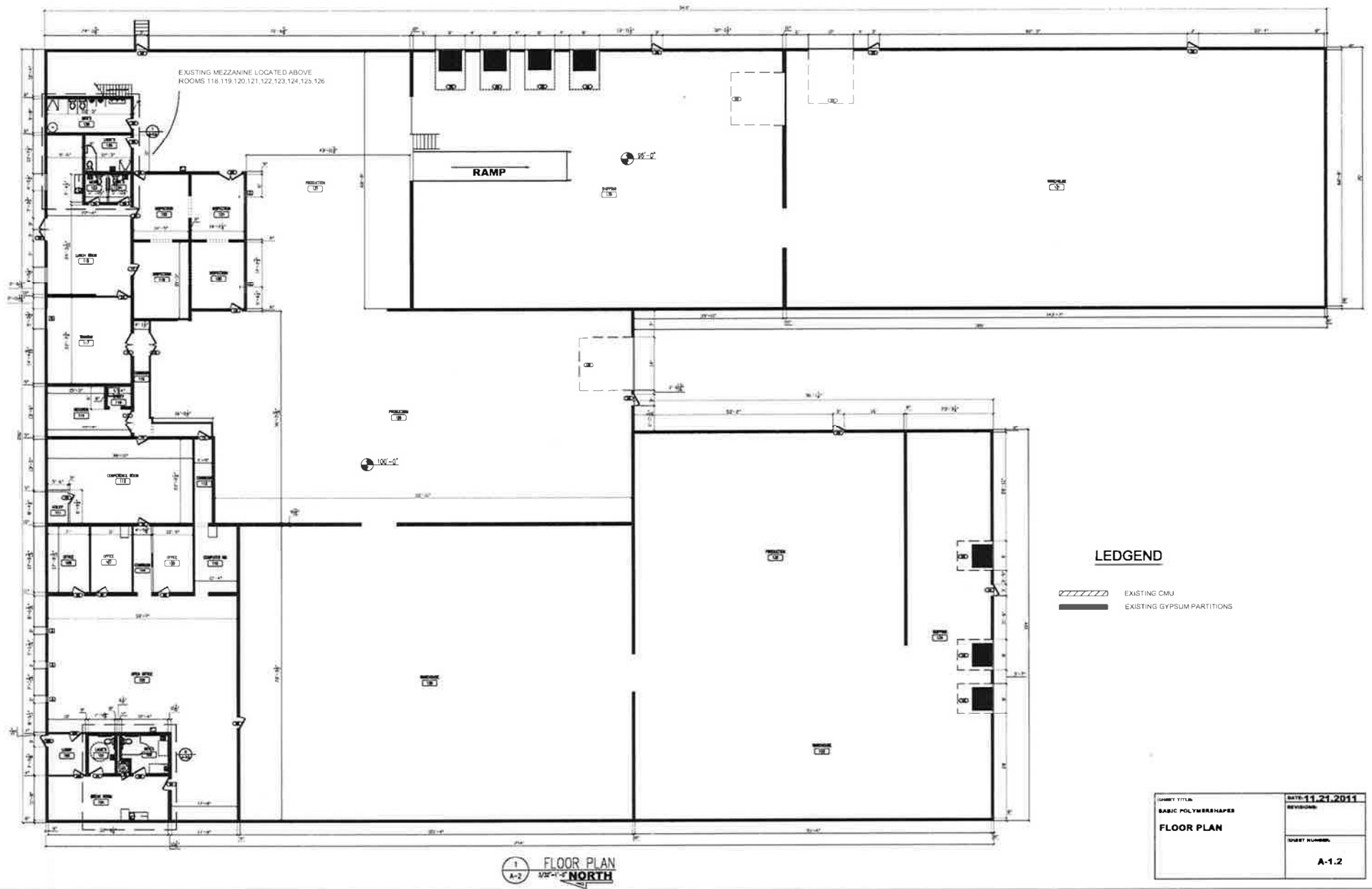
LIGHTING TO PROVIDE A MINIMUM OF 1 FOOT-CANDLE AT ALL TIMES AT ALL EXIT WAYS. EXISTING HANDICAP RAMP AT METALLIC AND HANDICAP PARKING SPACES MEET ADA REQUIREMENTS

Sheet Index

Title Page
A-1.2 Floor Plan
A-1.3 Schedules
A-1.5 Enlarged plans
A-1.6 Reflected Ceiling Plan
A-2.0 Elevation Plan



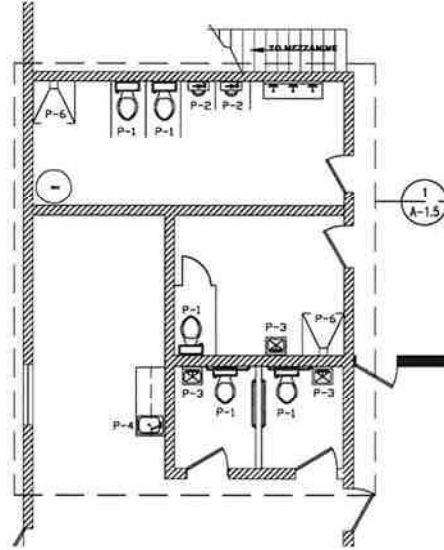
SHEET TITLE:	05-602	DATE: 11.21.2011
SABAC POLYMER/NAFES 2554 NEEDMORE ROAD DAYTON, OHIO	REVISIONS:	
	SHEET NUMBER:	
	TITLE PAGE	



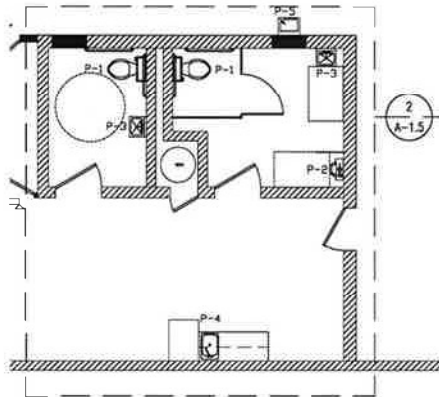
	WALLS	BASE	FLOOR	CEILING
	PAINT AS EXISTING	NONE 4" RUBBER COVE EXISTING	CARPET ONE CARPET TWO CONCRETE VCT CONCRETE	EXISTING 25' X 48" S.A.C. NONE
100 LUMBER				
101 LUMBER				
102 MGMT				
103 CLERGY				
104 SOCIAL RM				
105 OPEN OFFICE				
106 OFFICE				
107 OFFICE				
108 CORRIDOR				
109 OFFICE				
110 COMP. RM				
111 UTILITY				
112 CONFERENCE RM				
113 CORRIDOR				
114 RECREATION				
115 CORRIDOR				
116 UTILITY				
117 TRAINING				
118 LUNCH RM				
119 INSPECTION				
120 INSPECTION				
121 INSPECTION				
122 INSPECTION				
123 LUNCH				
124 MGMT				
125 LUNCH				
126 MGMT				
127 PRODUCTION				
128 PRODUCTION				
129 WASH/CHANGE				
130 SHIPPING				
131 WASH/CHANGE				
132 PRODUCTION				
133 WASH/CHANGE				
134 SHIPPING				

* INSTALL SAFETY GLAZING AS REQUIRED BY CBC 2406.0

17



1
A-1.5
1/4"=1'-0"



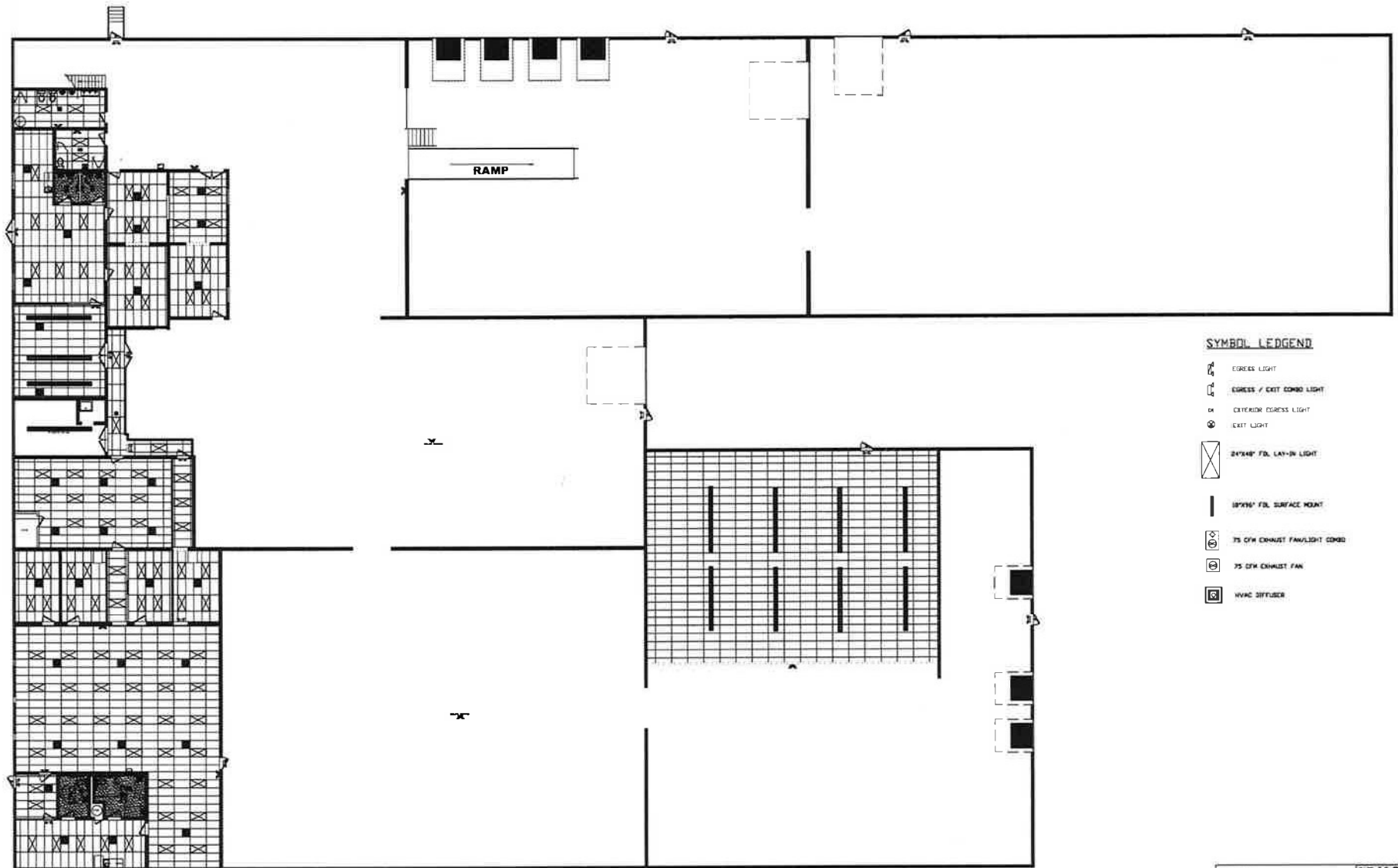
2
A-1.5
1/4"=1'-0"

PLUMBING FIXTURE SCHEDULE														
NO.	QTY	DESCRIPTION	SINK	CONNECTOR				WALL/FLOOR	VALVE/FAUCET					REMARKS
				DR	TR	W	W		TR	TR	TR	TR	TR	
P-1	2	WIDE CUBIC, CHROME, WITH SINK, UNDESKTOP, 1/2" R.	FLOOR	3/4"	---	BT	3	2	AMERICAN STANDARD	2" VALVE	---	---	---	SEE OTHER SHEET 1
P-2	2	WALL MOUNT, TRIMMED, 1/4" R. TOP 1/2"	30 IN.	3/4"	---	BT	3	1-1/2"	AMERICAN STANDARD	2" VALVE	---	---	---	---
P-3	2	WALL MOUNT, TRIMMED, 1/4" R. C. HANDICAP ACCESSIBLE	30" x 42" TOP 1/2"	1/2"	1/2"	1-1/4"	1-1/4"	1-1/4"	AMERICAN STANDARD	2" VALVE	1/2" BT	1/2" BT	1/2" BT	SEE OTHER SHEET 1
P-4	2	ONE SINK, CHROME, 1/2" R. 1/2" x 20" x 10" x 10"	TR	1/2"	1/2"	1-1/4"	1-1/4"	1-1/4"	---	---	---	---	---	---
P-5	1	ELECTRIC HEAT COIL, WALL MOUNT, UNDESKTOP	30 IN.	1/2"	---	1-1/4"	1-1/4"	1-1/4"	---	---	---	---	---	---
P-6	2	WALL MOUNT, TRIMMED, 1/4" R.	FLOOR	1/2"	1/2"	1-1/4"	1-1/4"	1-1/4"	---	---	---	---	---	SEE OTHER SHEET 1

NOTES:

1. TOILET PARTITIONS TO BE FLOOR MOUNTED BAKED ENAMEL FINISH-COLOR BY OWNER
2. CABINETS TO BE MERILLAT CLASSIC OAK SQUARE NATURAL SUTTON CLIFFS
3. COUNTERTOPS TO BE PLASTIC LAMINATE ROLLED EDGE WITH BACKSPLASH-COLOR BY OWNER

SHEET TITLE: KABIC POLYMER SHAPES	DATE: 11.21.2011
	REVISION:
	SHEET NUMBER:
ENLARGED PLANS	A-1.5



SYMBOL LEGEND

-  EGRESS LIGHT
-  EGRESS / EXIT COMBO LIGHT
-  EXTERIOR EGRESS LIGHT
-  EXIT LIGHT
-

1
A-1.5
- REFLECTED CEILING PLAN
1/32\"/>

SHEET TITLE: BASIC POLYMER SHAPES	DATE: 11.21.2011 REVISIONS:
REFLECTED CEILING	SHEET NUMBER:
	A-1.6



Warehouse when Occupied

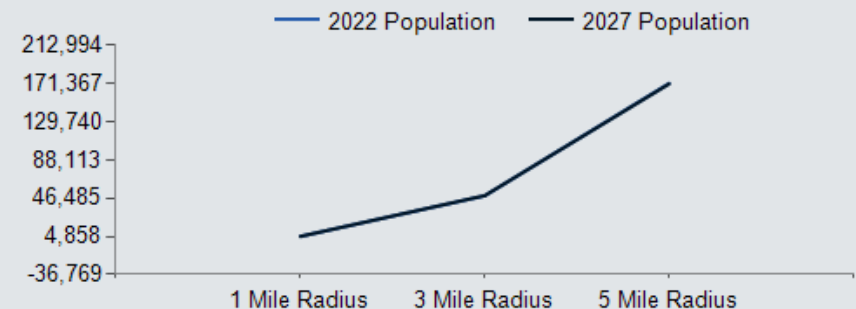
04

Demographics

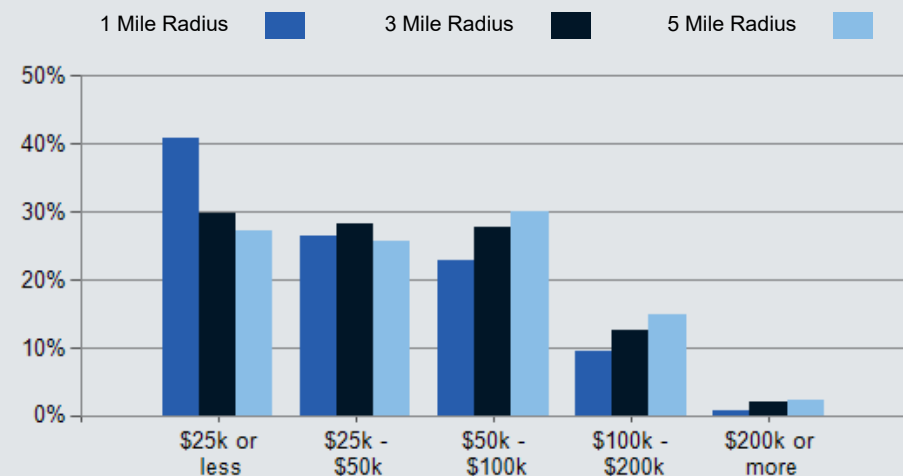
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,914	53,774	192,797
2010 Population	5,383	49,308	175,688
2022 Population	4,858	49,094	171,367
2027 Population	4,871	49,221	170,902
2022 African American	1,027	17,312	59,673
2022 American Indian	26	132	568
2022 Asian	19	627	2,827
2022 Hispanic	154	2,029	8,345
2022 Other Race	56	1,200	4,788
2022 White	3,387	26,352	91,288
2022 Multiracial	341	3,450	12,141
2022-2027: Population: Growth Rate	0.25%	0.25%	-0.25%

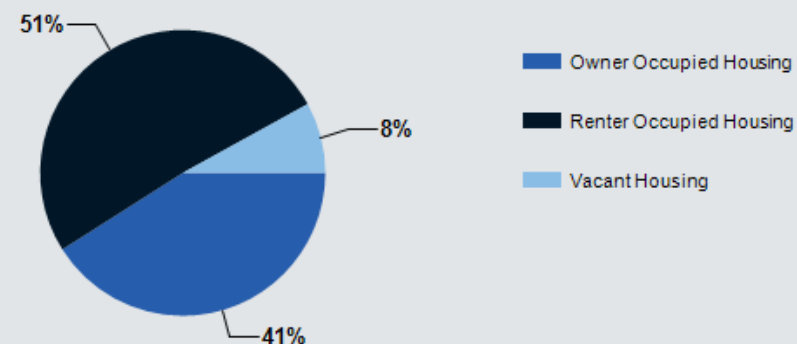
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	582	3,534	11,030
\$15,000-\$24,999	268	2,763	9,034
\$25,000-\$34,999	262	2,842	8,953
\$35,000-\$49,999	291	3,140	9,983
\$50,000-\$74,999	295	3,535	12,816
\$75,000-\$99,999	182	2,341	9,334
\$100,000-\$149,999	166	2,065	8,300
\$150,000-\$199,999	30	595	2,628
\$200,000 or greater	15	425	1,576
Median HH Income	\$31,884	\$40,868	\$45,894
Average HH Income	\$47,073	\$59,995	\$64,469



2022 Household Income



2022 Own vs. Rent - 1 Mile Radius

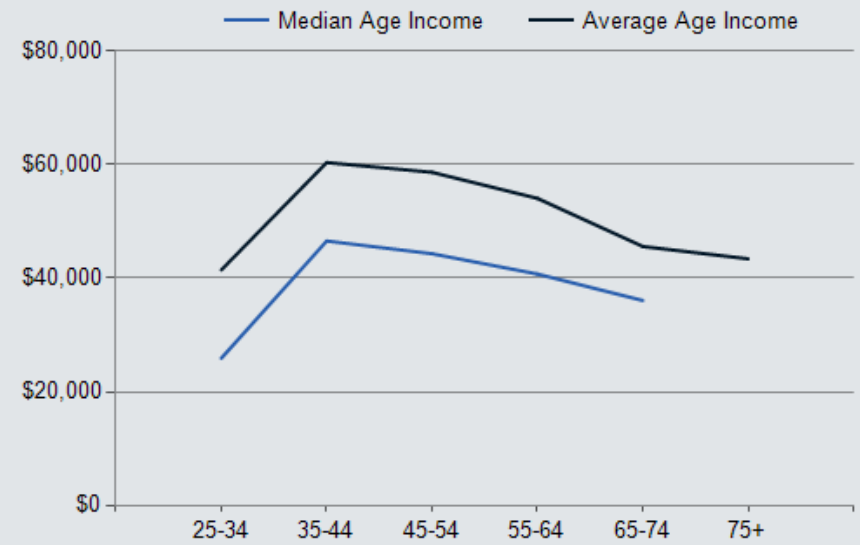
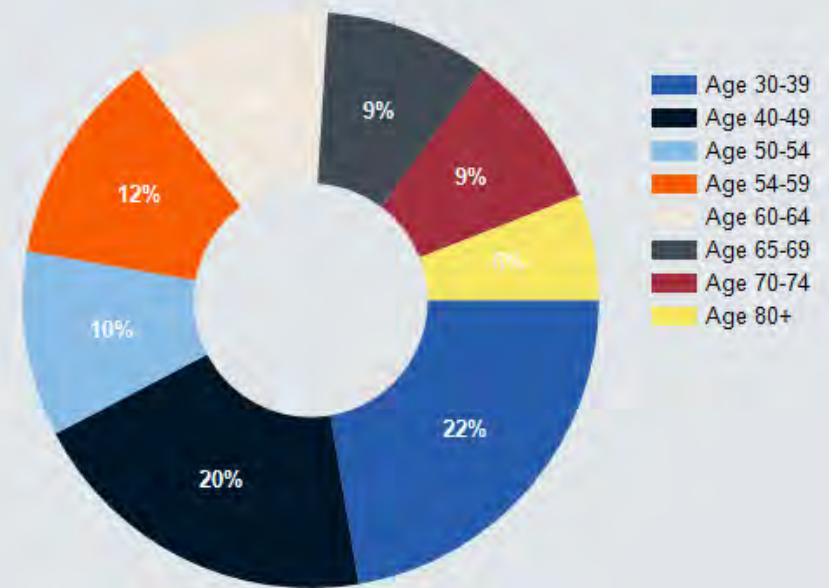


Source: esri

2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	318	3,116	11,285
2022 Population Age 35-39	242	2,895	10,573
2022 Population Age 40-44	226	2,692	9,831
2022 Population Age 45-49	275	2,769	9,663
2022 Population Age 50-54	261	3,013	10,426
2022 Population Age 55-59	303	3,411	11,581
2022 Population Age 60-64	279	3,419	11,795
2022 Population Age 65-69	232	2,973	10,324
2022 Population Age 70-74	222	2,485	8,543
2022 Population Age 75-79	149	1,728	6,012
2022 Population Age 80-84	91	1,062	3,724
2022 Population Age 85+	68	1,057	3,731
2022 Population Age 18+	3,584	38,042	133,943
2022 Median Age	34	40	40
2027 Median Age	34	41	41

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$25,889	\$42,019	\$50,947
Average Household Income 25-34	\$41,452	\$57,029	\$64,502
Median Household Income 35-44	\$46,552	\$52,814	\$59,877
Average Household Income 35-44	\$60,367	\$69,878	\$76,318
Median Household Income 45-54	\$44,301	\$50,336	\$56,405
Average Household Income 45-54	\$58,651	\$69,906	\$75,587
Median Household Income 55-64	\$40,726	\$45,891	\$50,433
Average Household Income 55-64	\$54,064	\$66,406	\$68,864
Median Household Income 65-74	\$36,058	\$39,063	\$40,305
Average Household Income 65-74	\$45,582	\$57,278	\$58,845
Average Household Income 75+	\$43,408	\$44,102	\$45,397

Population By Age



Needmore Road Office & Warehouse/Manufacturing



Front Lobby

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Exclusively Marketed by Jacobsma & Associates

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