



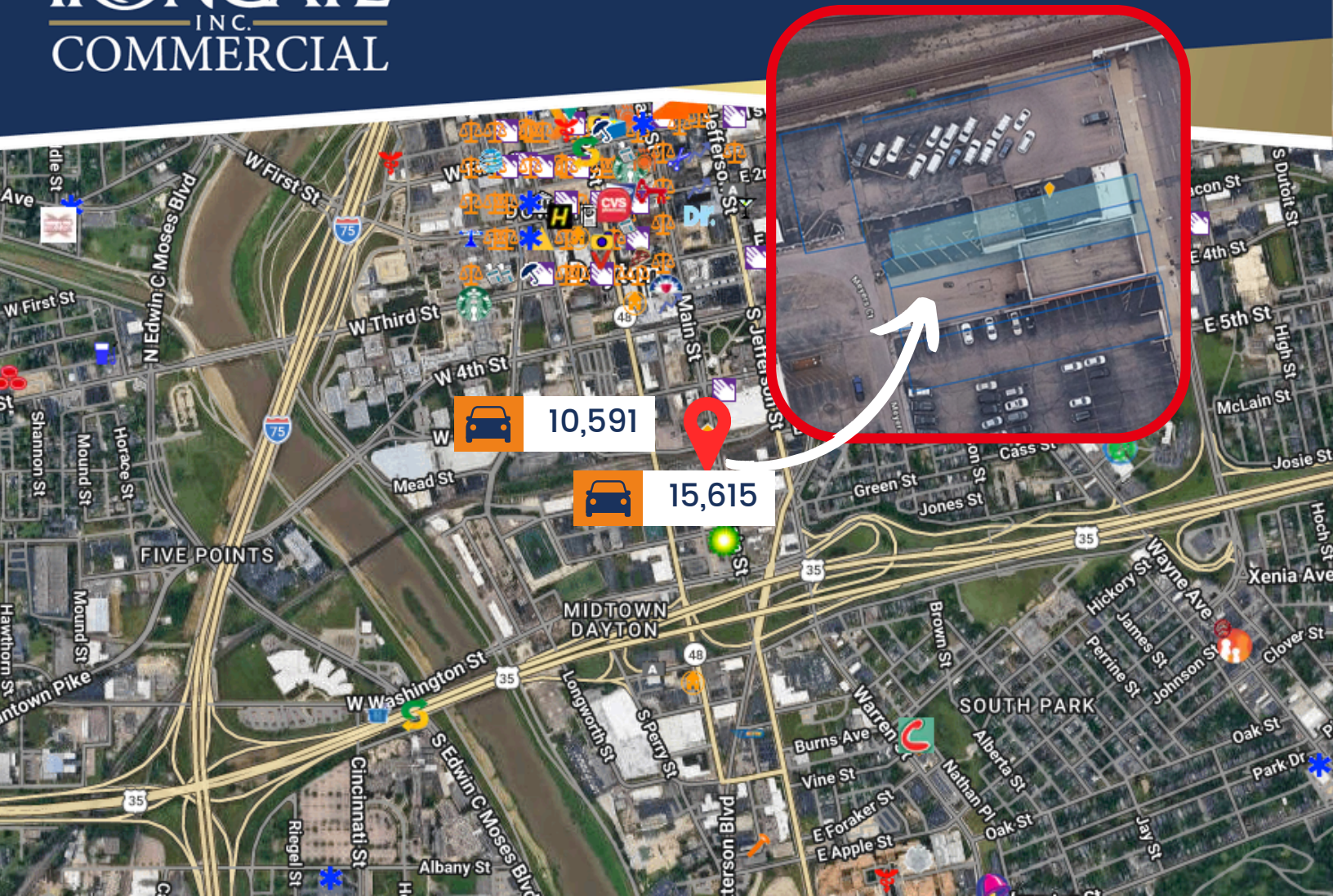
FOR SALE | 319 S MAIN STREET
DAYTON, OH 45405

Property Highlights

- Excellent downtown Dayton location with immediate access to Route 35 & I75
- Office/Retail/Warehouse – Mixed Use
- Located in Opportunity Zone
- Urban Business (UBD) District, permitted uses: work-live, assembly hall, church, cultural institution, library, daycare (child and adult), marijuana establishment (laboratory, dispensary), office, medical office, research development facility, retail, service establishment (business or personal), hotel, wholesale sales and/or distribution (indoor), light manufacturing
- Located near convention center, Chaminade-Julienne Catholic High School, City-Day Community School, Sinclair, Oregon District
- First-floor retail space
- First, second, and third floor offices
- First and second floor warehouse with overhead door
- Private parking lot in back
- New flat roof 2026
- Ideal for service, contractor, or repair businesses, retail and distribution, work-live, insurance, accounting, attorney, medical, cell phone, computer sales & service, consulting, mail order (retail or wholesale).

Offered at: \$299,000





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2025 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	54,450	238,164	558,087
HOUSEHOLDS	21,504	101,869	238,060
HH INCOME	\$65,632	\$67,351	\$86,465

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Prospective Purchaser / Lessee of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Marketing Package or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller/Landlord and, therefore, are subject to material variation. Prospective Purchaser / Lessee of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.