

5525 N. MAIN ST.

FOR SALE

\$399,000

Dayton, OH 45415



PROPERTY HIGHLIGHTS

- **2400/SF Building for SALE**
- **Situated on .62 acres**
- **Great Visibility and Traffic Volume of 17,888**
- **100% Leased with yearly increases**
- **7.3 CAP Rate**

Birgit Ferguson

937-242-1734

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2288 Grange Hall Rd. Beavercreek, OH 45431

HRICommercial.com



The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as-is". The submission may be modified or withdrawn at any time by the property owner.

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DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
2025 Population	28,221	138,802	408,792
2025 Estimated Household Income	\$61,989	\$67,262	\$78,274
2025 Traffic Volume	N. Main Street	17,888	



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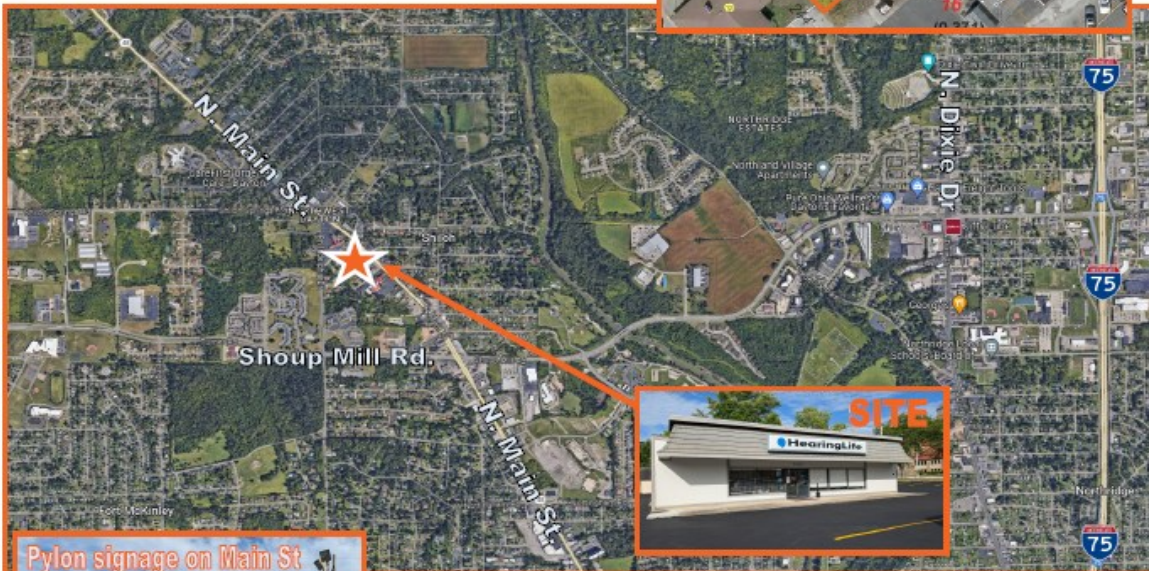
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LOCATION

Close proximity to:

- I-75 (3 miles)
- I-70 (4 miles)
- St. Rt. 49 (3 miles)
- Downtown Dayton (4.5 miles)



Pylon signage on Main St



5525 N. Main St is located on N. Main St. (St. Rt. 48) in Harrison Township (no city income tax). Close proximity to many nearby amenities on Miller Lane and north near I-70.

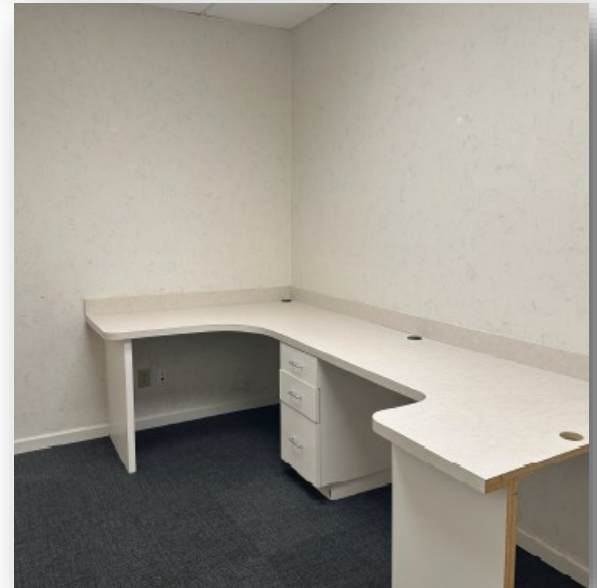
HRi
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