

FOR SALE OR LEASE



2228 N. Gettysburg Ave.

Dayton, Ohio 45406

Dustin Marks

Vice President

+1 513 562 2242

dustin.marks@colliers.com

Connor Fahrnbach

Associate Vice President

+1 513 562 2234

connor.rex@colliers.com

Colliers

Accelerating success.

Freestanding Retail

2228 N. GETTYSBURG AVENUE, DAYTON, OHIO 45406




Highlights

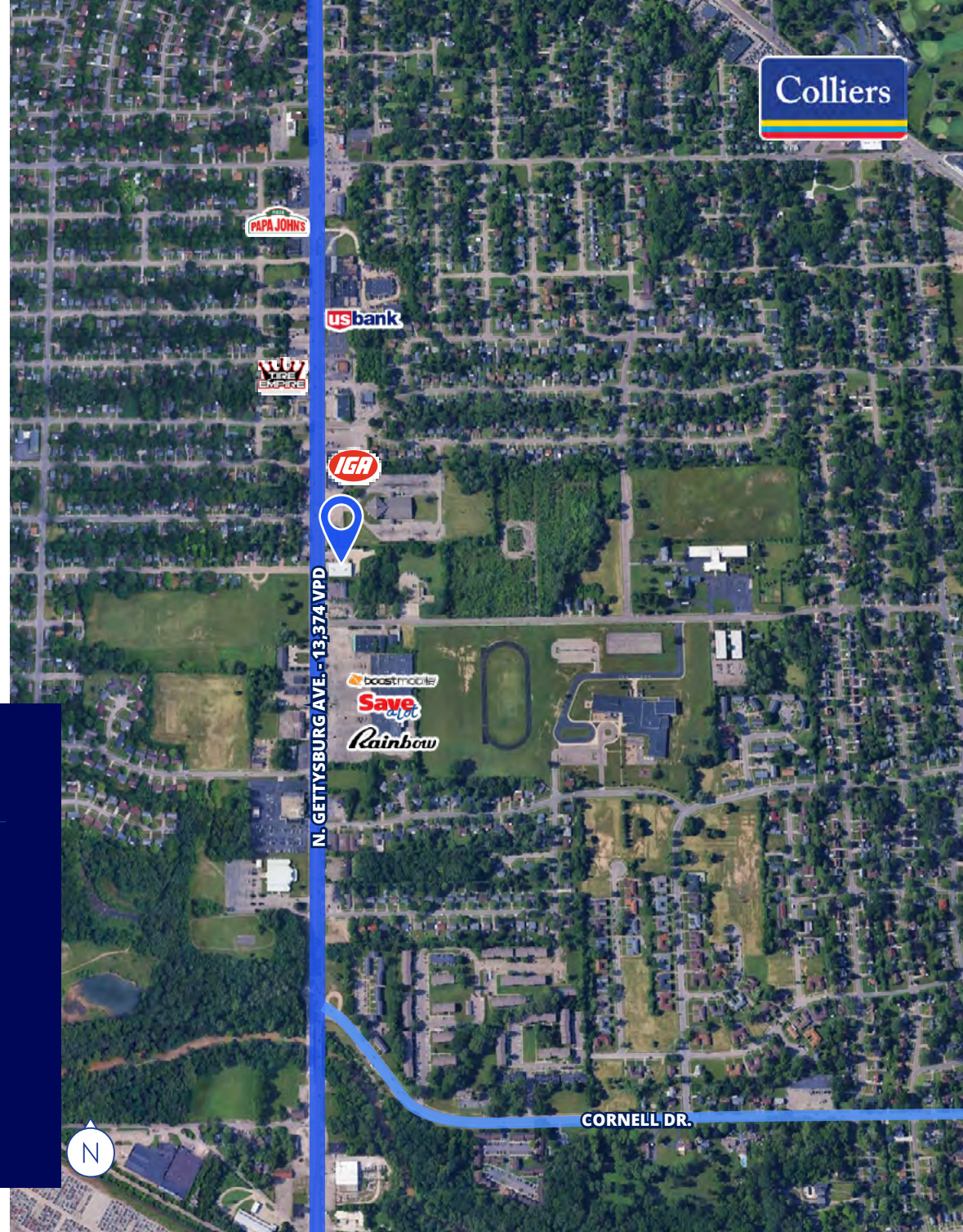
- Highly visible pylon and overhead signage opportunities
- Favorable zoning
- Well-maintained building, parking lot, and landscaping
- Functional/Open building design and layout

FOR SALE OR LEASE

9,155 SF

Demographics

	1 Mile	3 Mile	5 Mile
 Population	3,394	59,307	142,217
 Households	1,409	21,066	51,181
 Avg. Household Income	\$178,317	\$164,922	\$170,037



Exterior Photos



For more information, contact:

Dustin Marks

Vice President

+1 513 562 2242

dustin.marks@colliers.com

Connor Fahrnbach

Associate Vice President

+1 513 562 2234

connor.rex@colliers.com



Accelerating success.

Colliers | Cincinnati

425 Walnut Street, Suite 1200

Cincinnati, Ohio 45202

colliers.com/cincinnati

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Copyright © 2026