

3001 S Dixie Drive

Moraine, OH 45439

FOR LEASE/SALE

**Retail Space
2,724 SF | 0.87 AC**

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4695 Lake Forest Drive, Suite 100, Cincinnati, OH 45242

Property Highlights

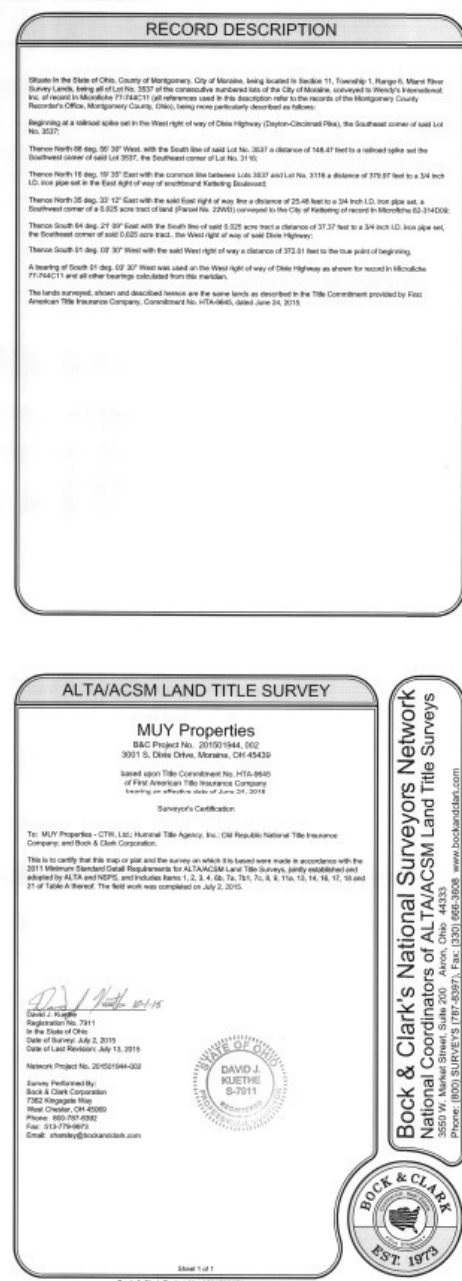
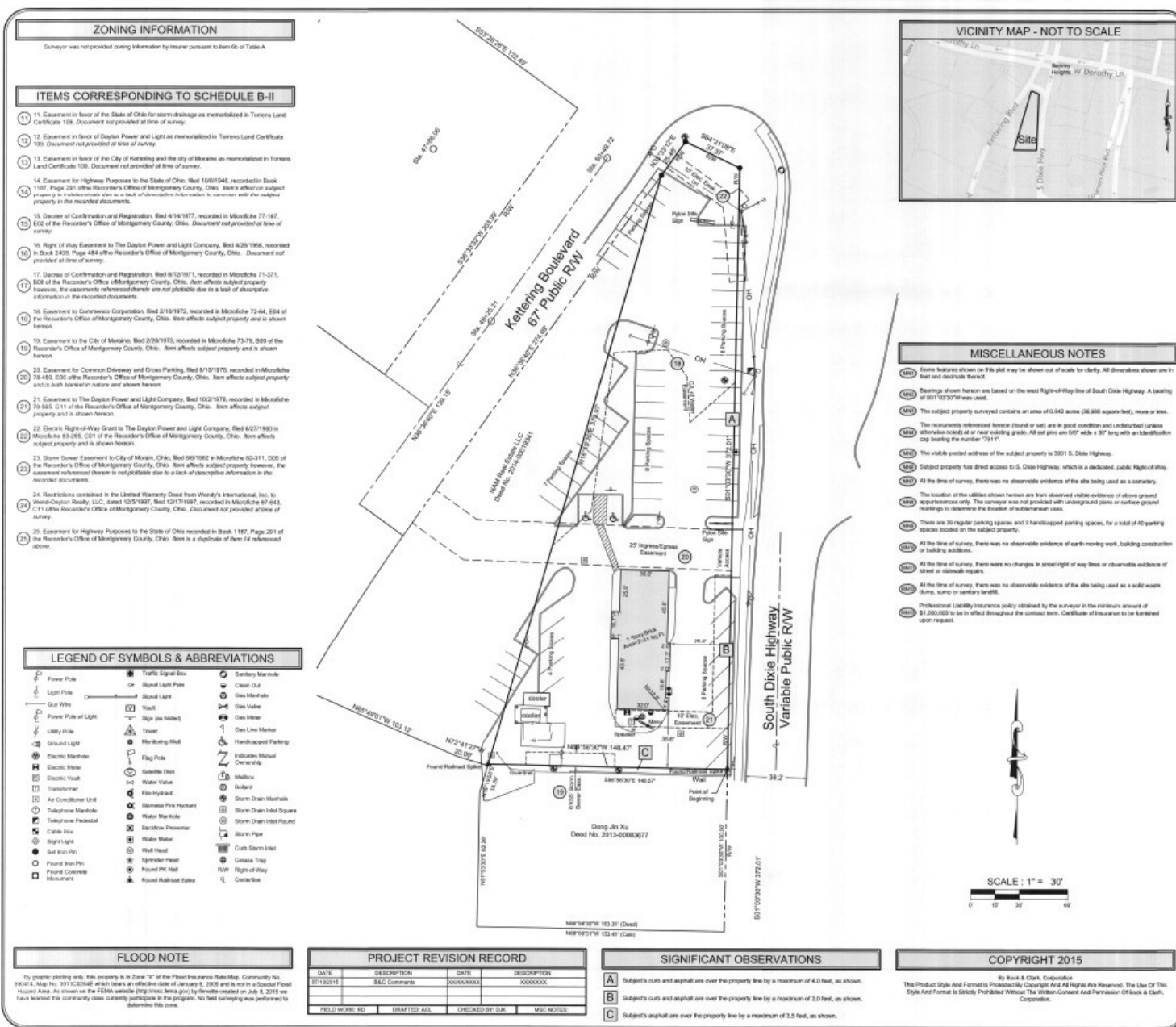
- Former Wendy's Restaurant
- Sale Price: \$1,400,000
- Lease Rate: \$95,000 Annual Rent (NNN)
- Improved for Restaurant Use
- Busy Intersection
- Major Employment Corridor



FOR LEASE/SALE

3001 S Dixie Dr | 03





FOR LEASE/SALE

3001 S Dixie Dr | 05



Market Overview

Moraine, OH



Moraine, Ohio is a small city located in Montgomery County and is part of the greater Dayton-Cincinnati metroplex, one of the most populous and economically significant regions in the Midwest. Situated just southwest of downtown Dayton along the Great Miami River, Moraine plays an integral role in the Dayton metropolitan area while also benefiting from its proximity to the larger Cincinnati metro, located roughly an hour to the south via I-75.

Covering approximately 9.5 square miles, Moraine has a population of around 6,500 and a deep industrial legacy. Historically home to major manufacturers like General Motors, the city experienced a major revitalization with the arrival of Fuyao Glass America, which repurposed the former GM Moraine Assembly plant into one of the largest automotive glass production facilities in the world. This transformation not only preserved the city's industrial roots but also re-established Moraine as a key employment center within the region.

Moraine features a diverse population, with a median age of about 33 and a homeownership rate of over 50%. The cost of living is below the national average, and housing remains affordable with median home values around \$128,000. The economy is supported by a mix of industrial, healthcare, retail, and construction jobs, with major access to regional transportation via Interstate 75 and the Moraine Airpark, a general aviation facility.

Community amenities include multiple parks, the Payne Recreation Center, access to the Great Miami Recreational Trail, and family-oriented programs such as community gardening and river access. As part of the greater Dayton-Cincinnati corridor, Moraine enjoys regional connectivity, economic spillover, and access to a combined metro population of over 2.3 million, making it a strategically positioned city with both local charm and regional relevance.





Downtown Dayton

Ohio's 4th largest metropolitan area
50 miles north of Cincinnati and 60 miles southwest of Columbus

★ 4 Miles from subject property



Walmart



功夫拉面
KUNGFU NOODLE

Blueberry

LONGHORN STEAKHOUSE



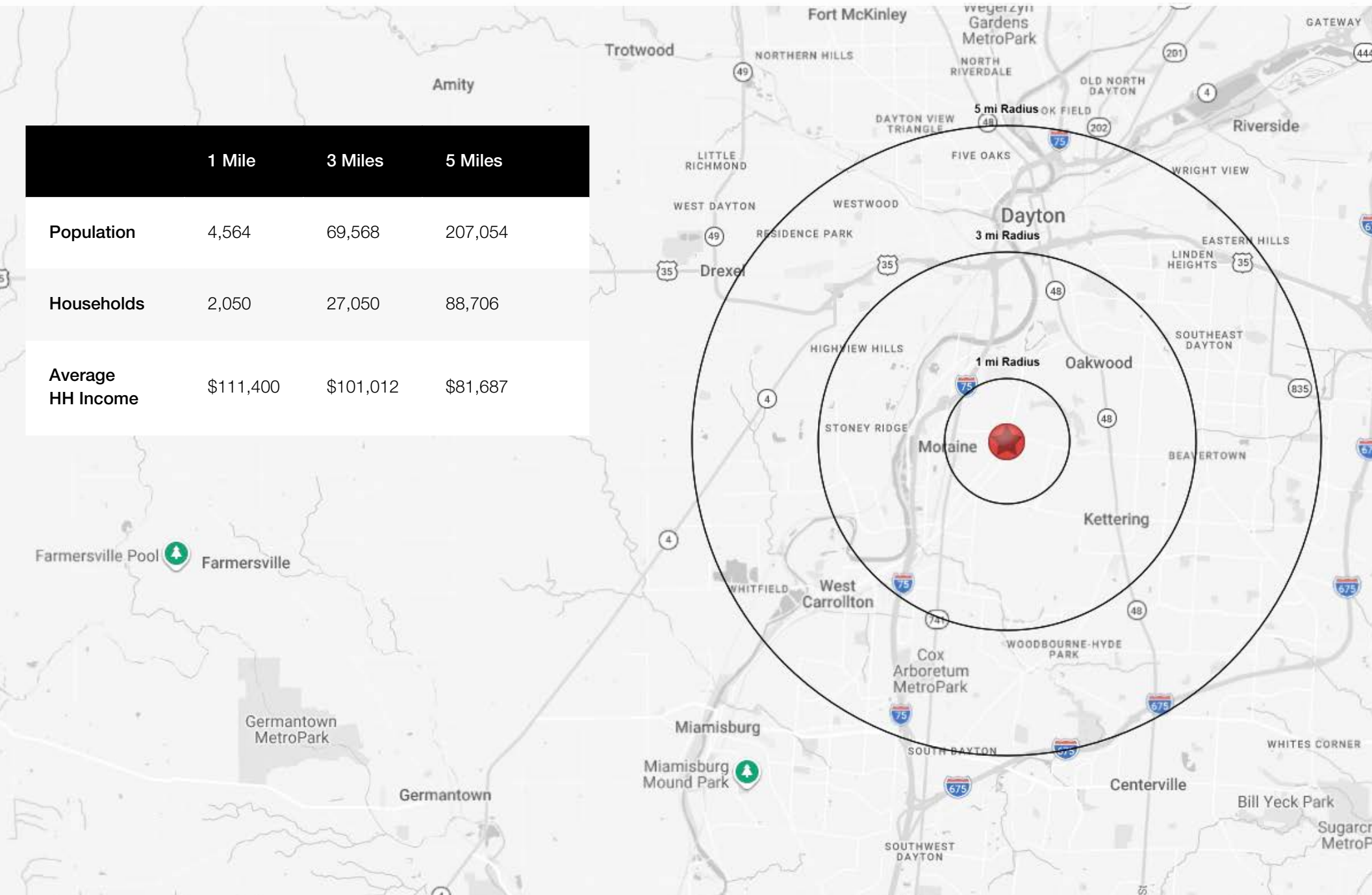
3001 S Dixie Dr

ALM
DOROTHY LANE MARKET



Kettering HEALTH

	1 Mile	3 Miles	5 Miles
Population	4,564	69,568	207,054
Households	2,050	27,050	88,706
Average HH Income	\$111,400	\$101,012	\$81,687



THANK YOU

STAY CONNECTED



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