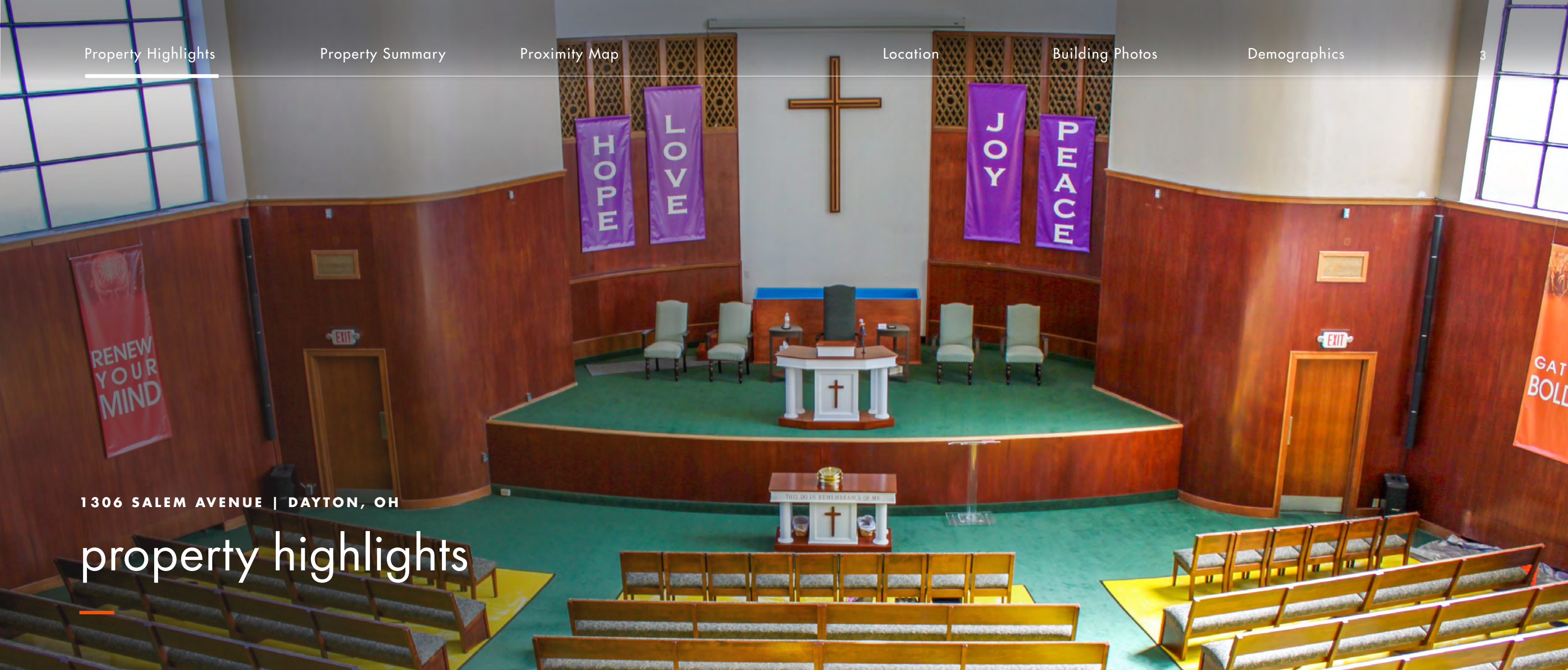


RELIGIOUS PROPERTY FOR SALE OR LEASE

1306 SALEM AVENUE

DAYTON, OH

30,513 ± SF | 4.60 ± AC



1306 SALEM AVENUE | DAYTON, OH

property highlights

EXECUTIVE SUMMARY

Foundry Commercial is pleased to offer 1306 Salem Avenue in Dayton, OH. The 4.6± AC property contains 30,513± SF of building space, including a sanctuary that seats 600±, multiple offices/meeting rooms, storage areas, a large fellowship hall with a kitchen, a separate commercial kitchen, a nursery, classroom spaces, and elevators.

ASKING PRICE \$1,999,999

CONTACT BROKER FOR LEASE RATE

4.6± ACRES

ON A HARD CORNER

The property is comprised of two parcels on the corner of Salem Avenue and Cornell Drive.

600± SEATS

IN SANCTUARY

A large auditorium with a balcony anchors the building.

PROPERTY SUMMARY

ADDRESS

1306 Salem Avenue
Dayton, OH 45406

COUNTY

Montgomery County

PARCELS

R72 07202 0001
R72 07202 0005

YEAR BUILT

1950 (estimate)

SQUARE FOOTAGE

30,513± SF

SITE SIZE

4.6± AC

ZONING

ER-4 | Eclectic Single-
Family District

CURRENT USE

Religious

ASKING PRICE

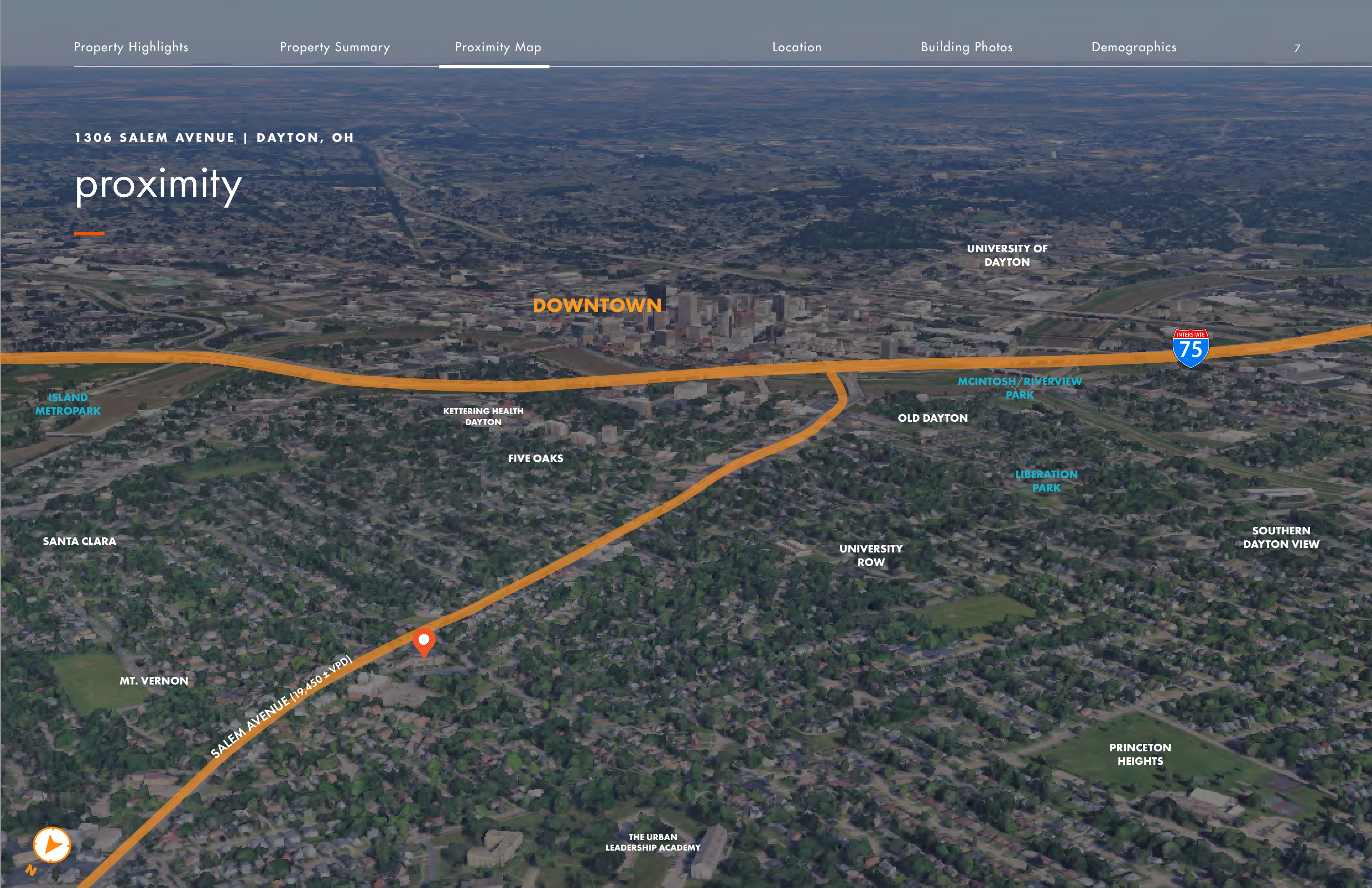
\$1,999,999

Contact Broker for Lease Rate



1306 SALEM AVENUE | DAYTON, OH

proximity



1306 SALEM AVENUE | DAYTON, OH

location

YMCA OF
GREATER DAYTON

FAIRVIEW
PARK

THE URBAN
LEADERSHIP ACADEMY

DAYTON CHILDREN'S
PEDIATRIC HOPE CENTER

OMEGA
SENIOR LOFTS

CARE CORE AT
MARY SCOTT

dayton view triangle

The Dayton View Triangle - defined by Salem Avenue, Philadelphia Drive, and Cornell Drive is an established neighborhood in Dayton, OH with an official neighborhood association.

The neighborhood features some of Dayton's most distinguishable architecture including Tudor, Colonial Revival, Georgian, Craftsman, Mediterranean, and bungalow styles.

Residents have a sense of community and a desire to maintain and improve their neighborhood.

APPROXIMATE DISTANCE FROM PROPERTY

KETTERING HEALTH DAYTON	1.25 MILES
DOWNTOWN DAYTON	1.5 MILES
ISLAND METROPARK	1.5 MILES
UNIVERSITY OF DAYTON	3 MILES
WRIGHT STATE UNIVERSITY	9 MILES
WRIGHT PATTERSON AIR FORCE BASE	10 MILES

1306 SALEM AVENUE





1306 SALEM AVENUE | DAYTON, OH

building photos

- Sanctuary seats 600±
- Multiple offices/meeting rooms
- Storage areas
- Large fellowship hall with a kitchen
- Separate commercial kitchen
- Nursery
- Classroom spaces
- Elevators



1306 SALEM AVENUE | DAYTON, OH

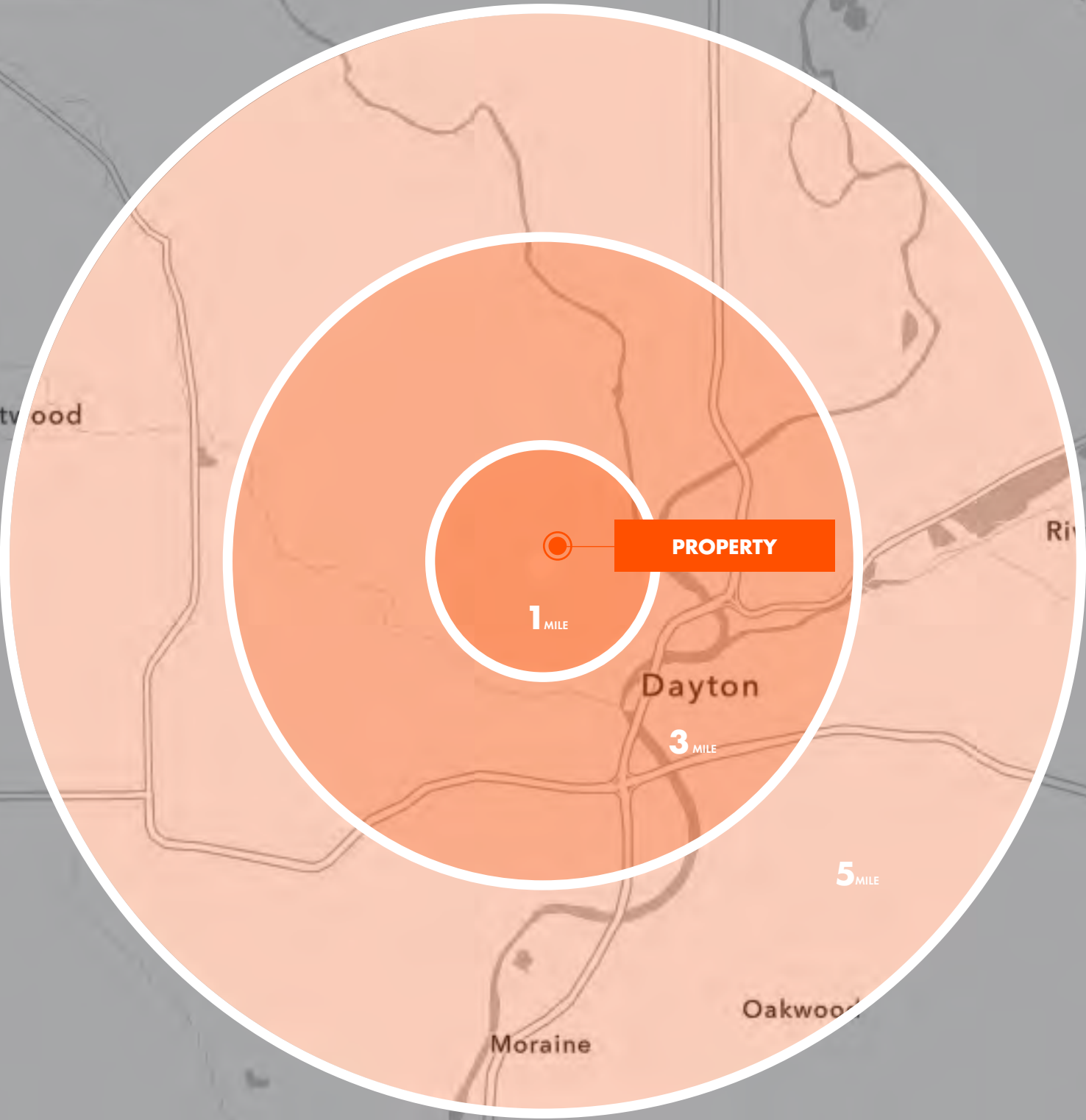
property

- 4.6± acres on a hard corner



1306 SALEM AVENUE

dayton, oh



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION '25	19,005	87,862	187,340
PROJ. POPULATION '30	18,877 (-0.1%)	88,026 (-)	186,292 (-0.1%)
AVG. HOUSEHOLD INCOME	\$63,368	\$60,639	\$67,296
MEDIAN HOME VALUE	\$102,350	\$104,586	\$133,814
MEDIAN AGE	35.0	36.1	36.0
TOTAL EMPLOYEES	1,558	48,063	85,579
EST. HOUSEHOLDS	7,836	39,528	79,424
TOTAL BUSINESSES	289	3,733	6,882

Source: ESRI



contact

FOUNDRY COMMERCIAL TEAM

CHRIS BURY

Partner, Senior Vice President

CHRIS.BURY@FOUNDRYCOMMERCIAL.COM

949.939.6238

CHARLIE HOWARTH

Vice President

CHARLIE.HOWARTH@FOUNDRYCOMMERCIAL.COM

949.542.9484

ETHAN REED

Associate

ETHAN.REED@FOUNDRYCOMMERCIAL.COM

949.525.6397

NAI/BERGMAN

SCOTT KASTER

Senior Vice President

SCOTT@BERGMANCOMMERCIAL.COM

937.673.4366



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