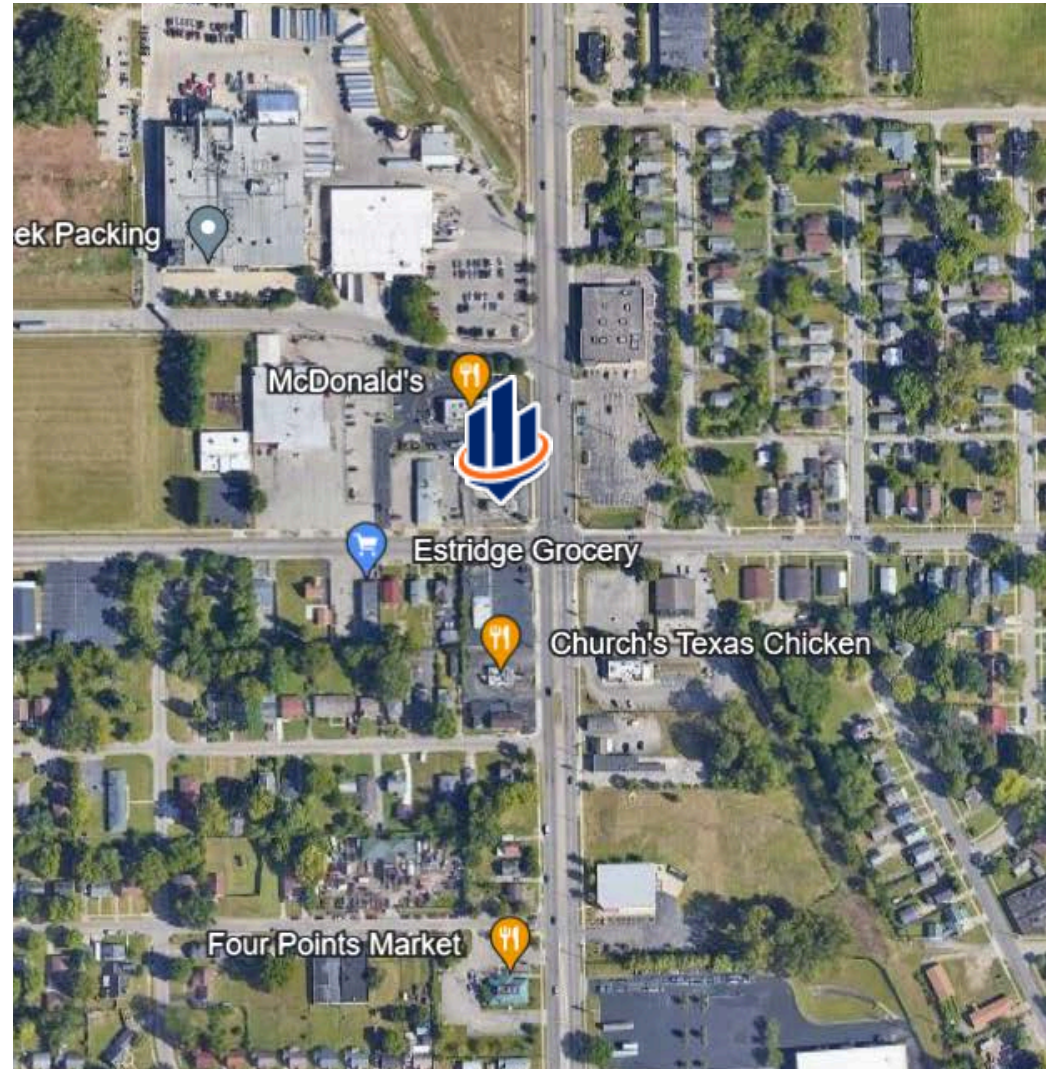


STNL Retail Property **FOR SALE**

1205 N. GETTYSBURG AVE. DAYTON, OH 45417



PROPERTY OVERVIEW

Former Rally's Hamburgers restaurant for sale. This 741 SF property, built in 1989 and renovated in 1998, presents a compelling opportunity for retail/restaurant user or investors. Zoned EGC, this property provides flexibility for various business concepts.

- Location: SIGNALIZED HARD CORNER
- Vehicles Per Day: 22,000 cars (approx.)

This opportunity is also adjacent to the newly renovated McDonald's and is conveniently located on a bus line. Additionally, it is situated in an opportunity zone and is easily convertible back to a double drive-thru layout, providing flexibility for future business endeavors.

HIGHLIGHTS

- Excellent high traffic location on signalized hard corner
- Approximately 22,000 cars per day
- Adjacent to newly renovated McDonalds
- On Bus Line
- In opportunity zone

OFFERING SUMMARY

SALE PRICE	\$450,000	PROPERTY TYPE	Freestanding Retail Bldg
BUILDING SIZE	741 SF		



JERRY FIUME, SIOR, CCIM

Managing Director

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KIM CALABRANO

Vice President

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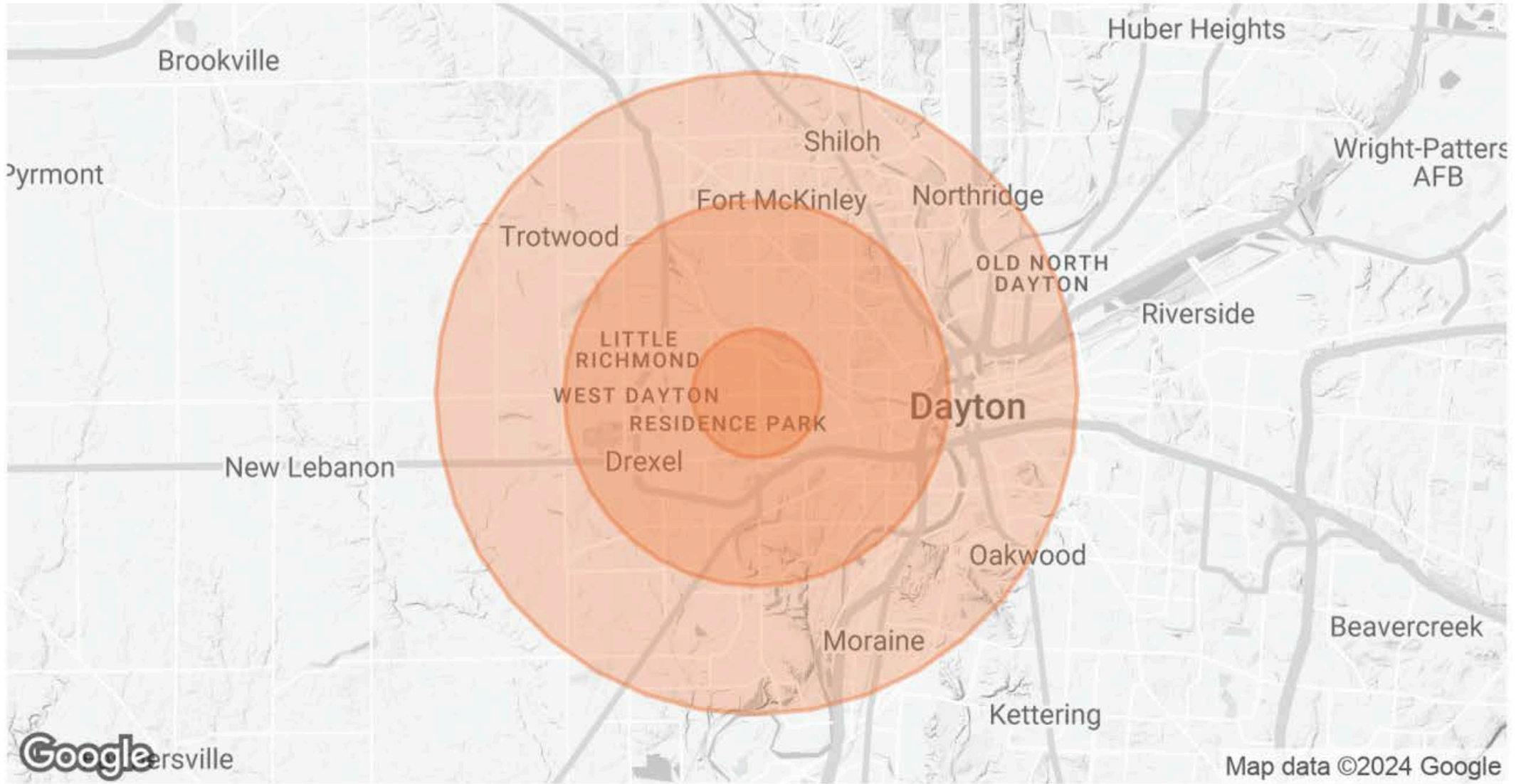
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,910	62,954	128,081
AVERAGE AGE	41	40	40
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	42	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,606	27,071	54,452
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$40,665	\$50,423	\$58,992
AVERAGE HOUSE VALUE	\$70,048	\$118,010	\$146,446

Demographics data derived from AlphaMap



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