



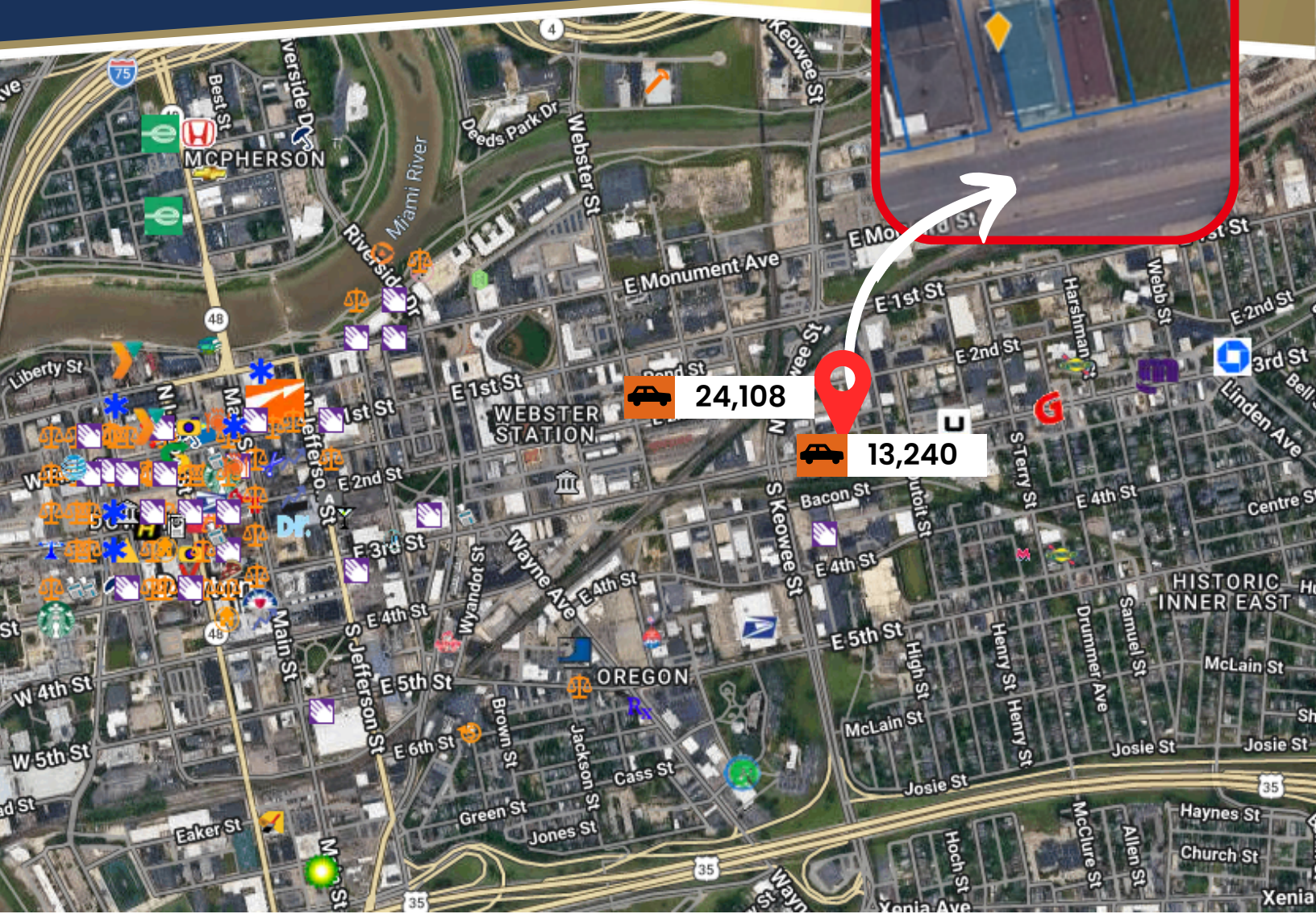
FOR LEASE

1117 E 3RD STREET
DAYTON, OH 45402

Property Highlights

- GREAT LOCATION, CLOSE TO I-75, US 35, MAIN ST. IN DAYTON, OREGON DISTRICT, HOSPITAL, DINING, RETAIL, AND RESIDENTIAL.
- THIS BUILDING COULD EASILY BE USED FOR TWO (2) BUSINESSES OR 2 TENANTS.
- 1020 SF BASEMENT
- 1020 SF RETAIL SPACE ON THE MAIN LEVEL
- 1023 SF FOR MULTI-USE ON THE MAIN LEVEL
- TOTAL SF IS 3,063
- LAST USED AS A DANCE STUDIO
- MANY OTHER USES ARE POSSIBLE WITH ZONING APPROVAL: OFFICE, RETAIL, ACCOUNTING, REAL ESTATE, ATTORNEY, ETC.

Lease Rate: \$2,195 mo



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2025 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	57,573	228,816	557,939
HOUSEHOLDS	22,706	98,022	237,305
HH INCOME	\$61,292	\$68,691	\$86,541

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