

5525 N. MAIN ST.

FOR LEASE AND SALE

Dayton, OH 45415



PROPERTY HIGHLIGHTS

- 2400/SF Building for SALE or LEASE
- Situated on .62 acres
- \$17/SF MG FOR LEASE
- Great Visibility and Traffic Volume of 17,888
- Cars a day on Main Street Corner location
-

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2288 Grange Hall Rd. Beaver creek, OH 45431

HRICommercial.com

HRI
Commercial Realty

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as-is". The submission may be modified or withdrawn at any time by the property owner.

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LOCATION

Close proximity to:

- I-75 (3 miles)
- I-70 (4 miles)
- St. Rt. 49 (3 miles)
- Downtown Dayton (4.5 miles)



Pylon signage on Main St



5525 N. Main St is located on N. Main St. (St. Rt. 48) in Harrison Township (no city income tax). Close proximity to many nearby amenities on Miller Lane and north near I-70.

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DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
2025 Population	28,221	138,802	408,792
2025 Estimated Household Income	\$61,989	\$67,262	\$78,274
2025 Traffic Volume	N. Main Street	17,888	

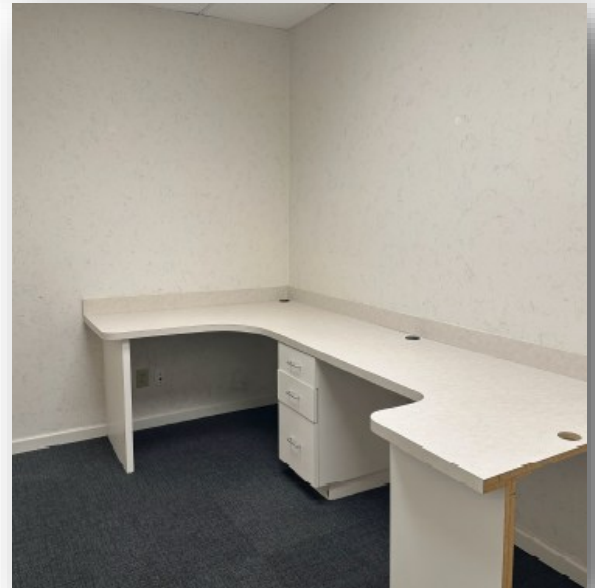


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