



343 E. Fifth St  
Dayton, OH  
FOR LEASE

Office/Restaurant/Retail  
6,600 SF +/- Total  
3,300 SF +/- Each Floor

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WOODARD  
DEVELOPMENT



## HIGHLIGHTS & PROPERTY

3,300 SF +/- on each of two floors available for lease.  
Prime site located in the heart of the Oregon District.

Patio/Courtyard area with gated fence.

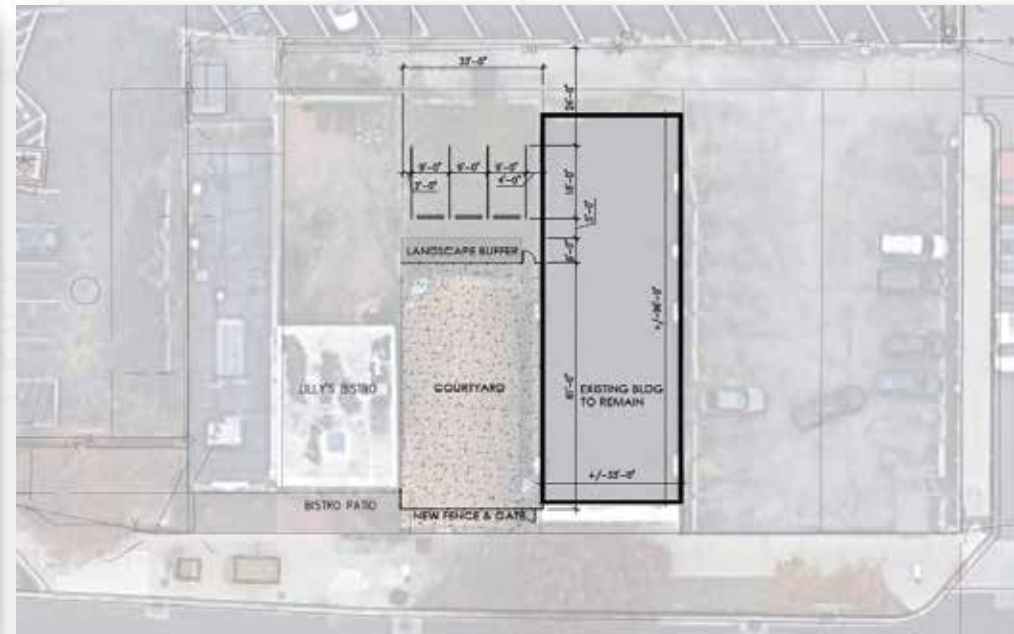
Pine Street paid parking lot right next to building.

Incredible office/retail/restaurant opportunities.

Just blocks from two hotels and two more are under construction.

One of the earliest surviving combinations of commercial and residential architecture in Dayton.

Brick and wood structure, ripe for renovation.



US 35 is .6 mile from site and I-75 is one mile from site.  
Offers the very best of urban living with many historic homes and 3,500+ apartments, condo's and townhomes within walking distance of the site.

The Oregon District has a full calendar of events that draw visitors downtown on a year round basis.

Located 1.3 Miles from the University of Dayton that has over 11,000+ students and Sinclair Community college that has over 18,544 full time and part time students.

RTA Bus Route 12 stop is directly across 5th St.



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# PROXIMITY TO MAJOR EMPLOYERS & INSTITUTIONS

SINCLAIR COMMUNITY COLLEGE - 0.8 MILES,  
34,277 STUDENTS FACULTY & STAFF.  
PREMIER HEALTH MAIN CAMPUS - 0.8 MILES,  
16,300 EMPLOYEES  
MIAMI VALLEY HOSPITAL - 0.8 MILES,  
7,370 EMPLOYEES & 400,000 OUTPATIENTS  
UNIVERSITY OF DAYTON - 1.0 MILES,  
14,000+ STUDENTS, FACULTY & STAFF  
CITY OF DAYTON OFFICES - 1.1 MILES,  
2,000+ EMPLOYEES  
MONTGOMERY COUNTY OFFICES - 1.2 MILES,  
4,239 EMPLOYEES  
CARESOURCE - 0.9 MILES,  
4,467 EMPLOYEES  
DAYTON DRAGONS BASEBALL STADIUM - 1.0 MILES,  
545,000+ FANS EACH SEASON  
SCHUSTER PERFORMING ARTS CENTER - 0.8 MILES,  
65,000+ ATTENDEES EACH YEAR  
LEVITT PAVILLON CONCERT PARK - 0.5 MILES,  
65,000+ ATTENDEES EACH YEAR  
PONITZ HS CAREER TECHNOLOGY CENTER - 0.8 MILES,  
858 STUDENTS & FACULTY  
STIVERS HIGH SCHOOL - 1.2 MILES,  
935 STUDENTS & FACULTY  
DAYTON CONVENTION CENTER - 0.4 MILES,  
UNDERGOING \$35 MILLION IN IMPROVEMENTS  
DAYTON CHILDREN'S HOSPITAL - 2.0 MILES,  
3,342 EMPLOYEES



Downtown Dayton has had:

**PUBLIC & PRIVATE INVESTMENTS**  
SINCE 2010  
**\$2.18 BILLION COMPLETED**  
**\$848 MILLION IN THE PIPELINE**  
**\$3.03 BILLION TOTAL**



# DEMOGRAPHICS

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### POPULATION DEMOGRAPHICS

	1M	3M	5M	8M
ESTIMATED POPULATION	9,527	99,184	214,450	407,295
TRADE AREA SIZE	3.1 SQM	28.3 SQM	78.5 SQM	201.0 SQM

### HOUSEHOLD DEMOGRAPHICS

ESTIMATED HOUSEHOLDS	5,117	41,698	92,674	175,285
EST. AVG. HH INCOME	\$65,419	\$65,651	\$71,176	\$85,738

### DAYTIME DEMOGRAPHICS

DAYTIME TOTAL BUSINESSES	1,415	4,018	7,761	13,665
DAYTIME TOTAL EMPLOYEES	22,106	51,467	97,616	169,821

### TOTAL ANNUAL CONSUMER EXPENDITURE

TOTAL RETAIL EXPENDITURE	\$123.88M	\$1.01B	\$2.39B	\$5.15B
APPAREL	\$9.36M	\$75.99M	\$178.02M	\$384.26M
ENTERTAINMENT	\$14.77M	\$120.14M	\$283.12M	\$616.71M
FOOD & BEVERAGE	\$39.26M	\$320.92M	\$754.06M	\$1.61B

# OREGON DISTRICT INCLUSIONS



NEW D.O.R.A. DISTRICT & OUT ON 5TH  
(DESIGNATED OUTDOOR REFRESHMENT AREA)  
(ENCOMPASSES 40 ACRES)



A tried & tested gem of the city of Dayton. The Oregon District is lined with unique store fronts, and some of Dayton's most respected restaurants.

A favorite spot for those that come downtown. Find the streets of the Oregon District a unique and urban experience.



WOODARD  
DEVELOPMENT

# NEIGHBORHOODS, RETAIL & HIGHLIGHTS

