



**FOR SALE**

5586 WADSWORTH ROAD  
DAYTON, OH 45414

## Property Highlights

- Corner location
- Approximately 0.68 acre
- Existing house and small garage. Both will need substantial work or removal.
- Zoning permits commercial, light industrial, office, or residential use
- Harrison Township – no income tax!
- Many businesses of various types nearby
- Located near I70/I75 interchange
- 7.3 miles to Dayton International Airport
- Ideal for light industrial, warehouse, veterinary practice, contractor office, kennel, equipment rental, fitness center, training office, indoor/outdoor recreation, retail sales, or commercial cleaning.

~~Offered at: \$75,000~~

Now at: \$67,900





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**2024 DEMOGRAPHICS**

**2 MILE**

**5 MILE**

**10 MILE**

**POPULATION**

12,782

167,725

446,383

**HOUSEHOLDS**

5,672

71,566

193,749

**HH INCOME**

\$56,844

\$66,188

\$72,117

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.