

CORNER LOT RETAIL

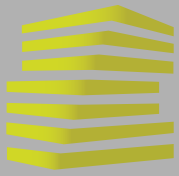
FOR SALE OR LEASE

4121 HOOVER AVENUE

DAYTON, OH



LOCATION.
commercial real estate

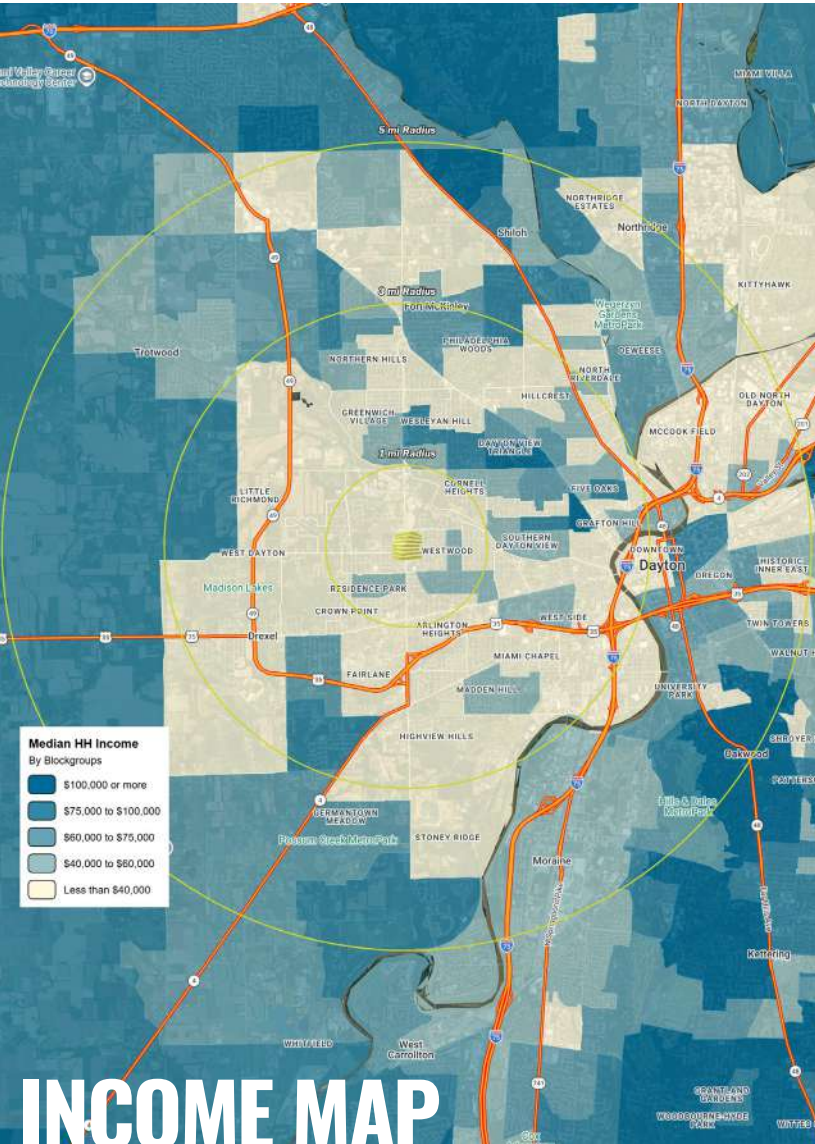


4121 HOOVER AVENUE DAYTON, OH

NEIGHBORHOOD VIBE

URI STARR
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TONY CAROSELLO
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TRADE AREA OVERVIEW

DAYTON IS A WELL-ESTABLISHED COMMUNITY LOCATED APPROXIMATELY 50 MILES NORTH OF CINCINNATI IN MONTGOMERY COUNTY, OHIO, SERVING AS THE COUNTY SEAT AND PRIMARY REGIONAL HUB FOR SOUTHWEST OHIO. THE CITY SITS AT THE INTERSECTION OF INTERSTATE 75 AND INTERSTATE 70, PROVIDING STRONG CONNECTIVITY THROUGHOUT THE MIDWEST.

DAYTON'S ECONOMY IS ANCHORED BY WRIGHT-PATTERSON AIR FORCE BASE, MAJOR HEALTHCARE SYSTEMS INCLUDING PREMIER HEALTH AND KETTERING HEALTH, AND THE UNIVERSITY OF DAYTON, SUPPORTING A LARGE AND SKILLED DAYTIME POPULATION.

WITH CONCENTRATED RETAIL ALONG STATE ROUTE 725, STATE ROUTE 48, AND THE DAYTON MALL TRADE AREA, COMBINED WITH ITS DEEP EMPLOYMENT BASE AND HIGHWAY ACCESS, DAYTON REPRESENTS A STABLE AND WELL-SUPPORTED TRADE AREA FOR RETAIL, MEDICAL, AND COMMERCIAL DEVELOPMENT.

DEMOGRAPHICS

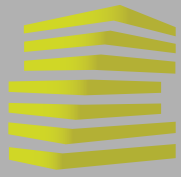
	1 mile	3 mile	5 mile
POPULATION	9,062	71,374	147,751
HOUSEHOLDS	4,102	30,381	62,333
EMPLOYEES	7,113	56,360	119,358
MED HH INCOME	\$36,362	\$44,023	\$51,220

AREA RETAIL | RESTAURANTS



CITITRENDS





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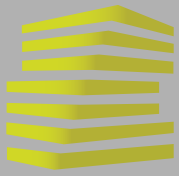
SITE PLAN & DETAILS

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- 15,120 SQUARE FEET AVAILABLE
- 2.00-ACRE CORNER LOT
- (1) OVERHEAD DOOR
- FORMER WALGREENS AT THE HARD CORNER OF N. GETTYSBURG AVENUE AND HOOVER AVENUE
- ABSOLUTE NNN LEASE EXPIRING MARCH 2028
- IDEAL FOR INVESTMENT, DEVELOPMENT, RETAIL, AUTOMOTIVE, CARWASH, RESTAURANT, MULTI-TENANT, AND MORE
- EXCELLENT VISIBILITY WITH HIGH TRAFFIC COUNTS
- SURROUNDED BY RETAILERS
- SALE PRICE: \$1,975,000 (\$130.62/SF)



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MARKET AERIAL

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