



Available for Sale or Lease

951 Patterson Road, Dayton, OH 45419

- 3,582 sf on first floor
- 3,582 sf basement
- 0.92 acres
- Drive thru available
- 4.7/1,000 parking - 34 spaces
- Signage available on building
- Excellent ingress and egress



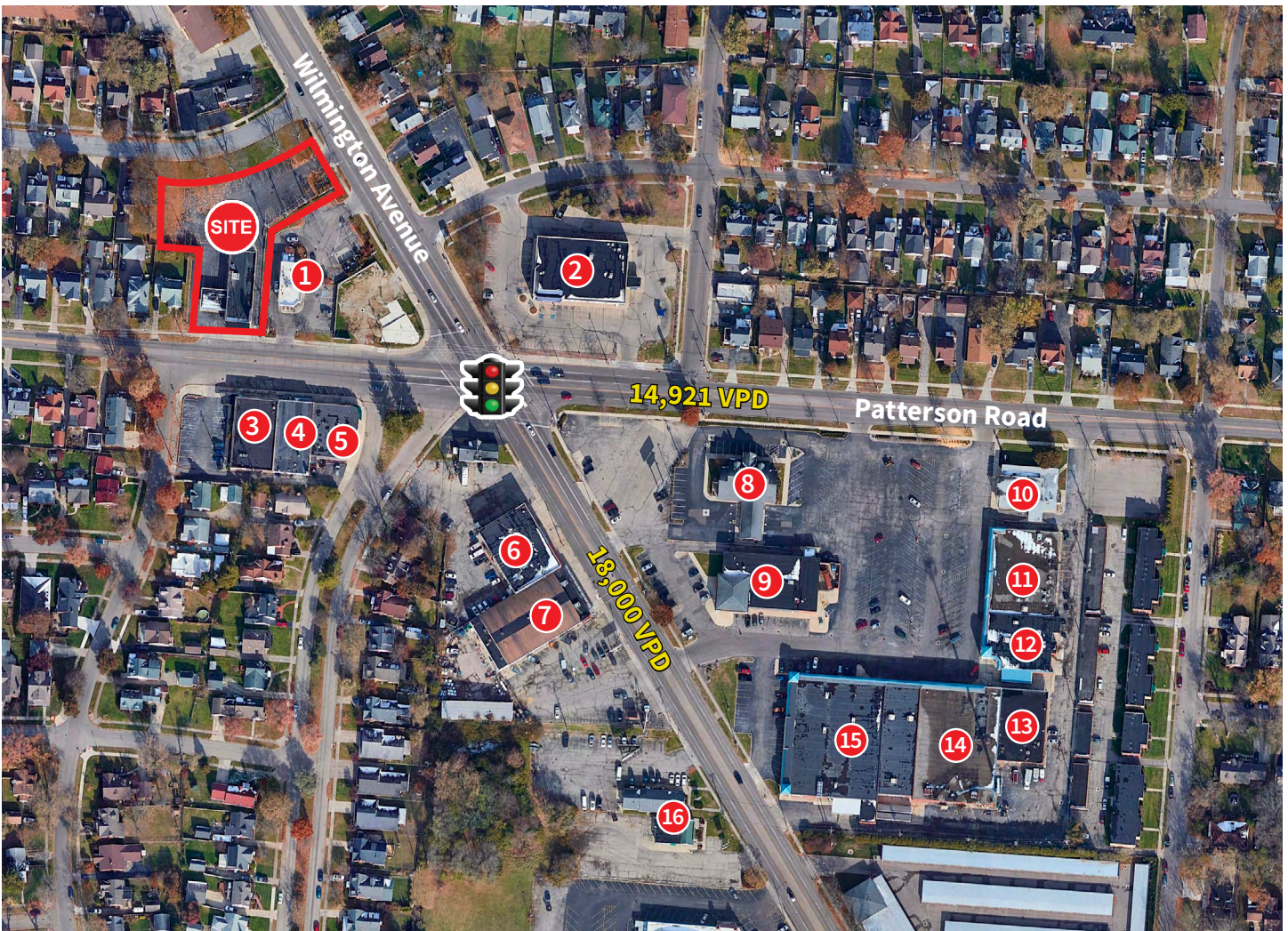
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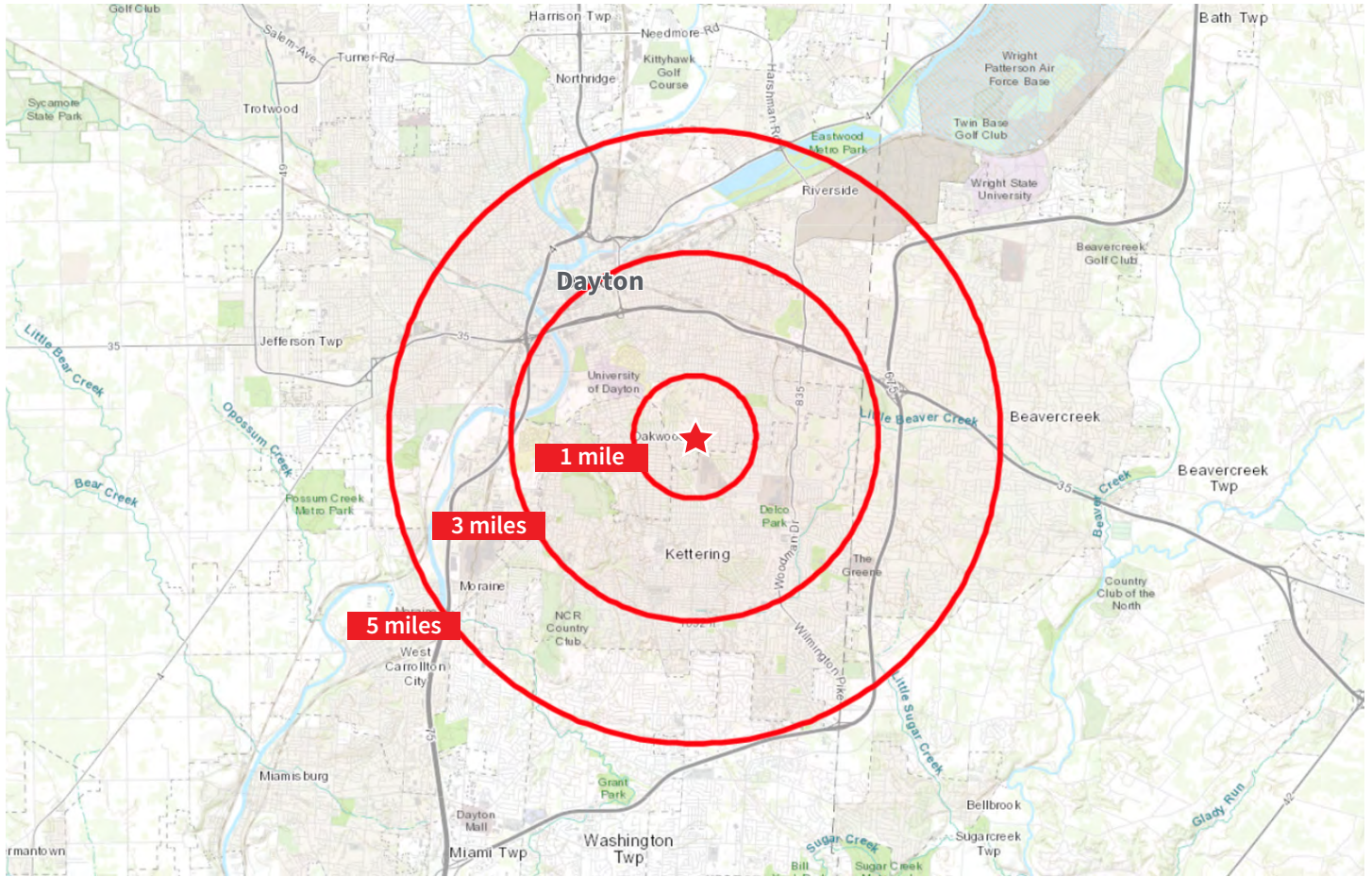
Trade Area Overview



LEGEND

- | | |
|---------------------|----------------------|
| 1 Tim Horton's | 9 CVS Pharmacy |
| 2 Rite Aid | 10 Chase Bank |
| 3 PriMed Physicians | 11 T-Mobile |
| 4 Hookah Bazaar | 12 Paradise Key Cafe |
| 5 Patterson Pub | 13 Family Dollar |
| 6 Elsa's Mexican | 14 Goodwill |
| 7 Ace Hardware | 15 Save A Lot |
| 8 Fifth Third Bank | 16 Budget Rental Car |

Demographics



Total Population



Total Households



Average HH Income



Median Age



Total Daytime Employees

1 mile radius

16,738

8,300

\$65,868

39.7

6,165

3 mile radius

109,354

46,753

\$65,561

37.7

69,818

5 mile radius

213,586

91,397

\$49,782

38.7

151,843

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