

PROPERTY SUMMARY

Available SF:	1,500 - 15,000 SF
Lease Rate:	\$12.00 - 15.00 SF/yr (NNN)
Lot Size:	1.75 Acres
Building Size:	15,000 SF
Zoning:	Planned Business
Market:	Dayton
Cross Streets:	Lyons Road and Ste Rte 741

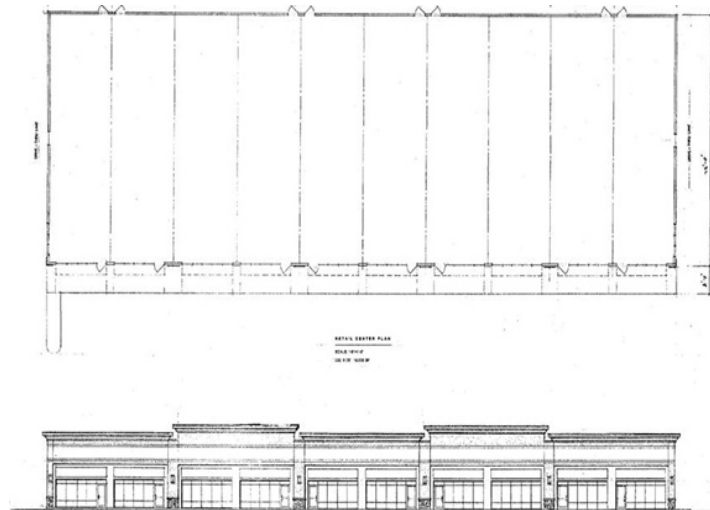
PROPERTY OVERVIEW

Available for Redevelopment
 New Proposed 15,000 S.F. Retail/Service Center.
 20' X 75' spaces available.
 Two full movement curb cuts, on each end of the property.

PROPERTY HIGHLIGHTS

- Drive through available
- Zoned Planned Business
- All utilities are available.
- Located in Miami TWP (No City Tax).
- CALL FOR DEVELOPMENT DETAILS

2741 LYONS RD RETAIL



**Proposed
Building**

2741 LYONS RD RETAIL





2741 LYONS RD RETAIL

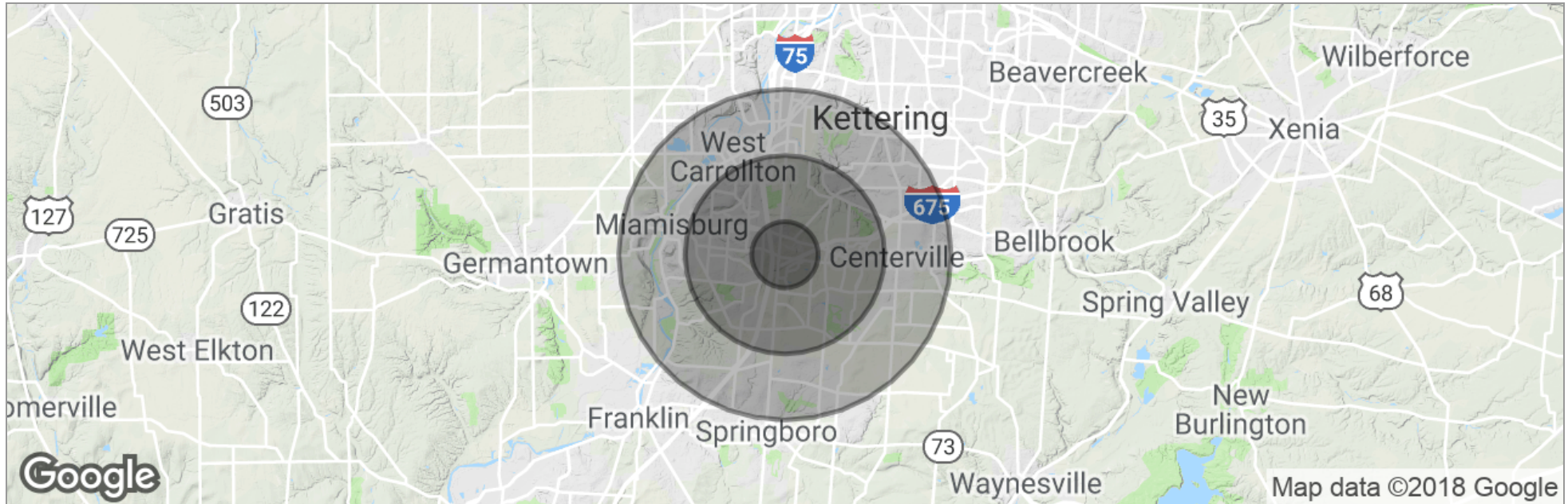


POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,919	60,874	134,458
MEDIAN AGE	35.0	38.3	40.3
MEDIAN AGE (MALE)	33.9	38.0	39.5
MEDIAN AGE (FEMALE)	36.0	38.5	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,536	26,875	56,698
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$70,742	\$68,719	\$74,818
AVERAGE HOUSE VALUE	\$163,651	\$179,430	\$204,190

LOCATION DESCRIPTION

Located just south of the Dayton Mall. Adjacent to Harbor Freight Tools and Menards Home Improvement. Lyons Road is a fully improved 5 lane road with easy access.
Easy access to I-75 and I-675.

2741 LYONS RD RETAIL



	1 Mile	3 Miles	5 Miles
Total Population	5,919	60,874	134,458
Population Density	1,884	2,153	1,712
Median Age	35.0	38.3	40.3
Median Age (Male)	33.9	38.0	39.5
Median Age (Female)	36.0	38.5	41.1
Total Households	2,536	26,875	56,698
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$70,742	\$68,719	\$74,818
Average House Value	\$163,651	\$179,430	\$204,190

* Demographic data derived from 2010 US Census