



Available

951 Patterson Road Dayton, OH 45419

- 7,164 SF on 0.92 acres
- 2,890 SF basement and 692 SF storage
- drive thru available
- 4.7/1,000 parking - 34 spaces
- Signage available on building
- Excellent ingress and egress

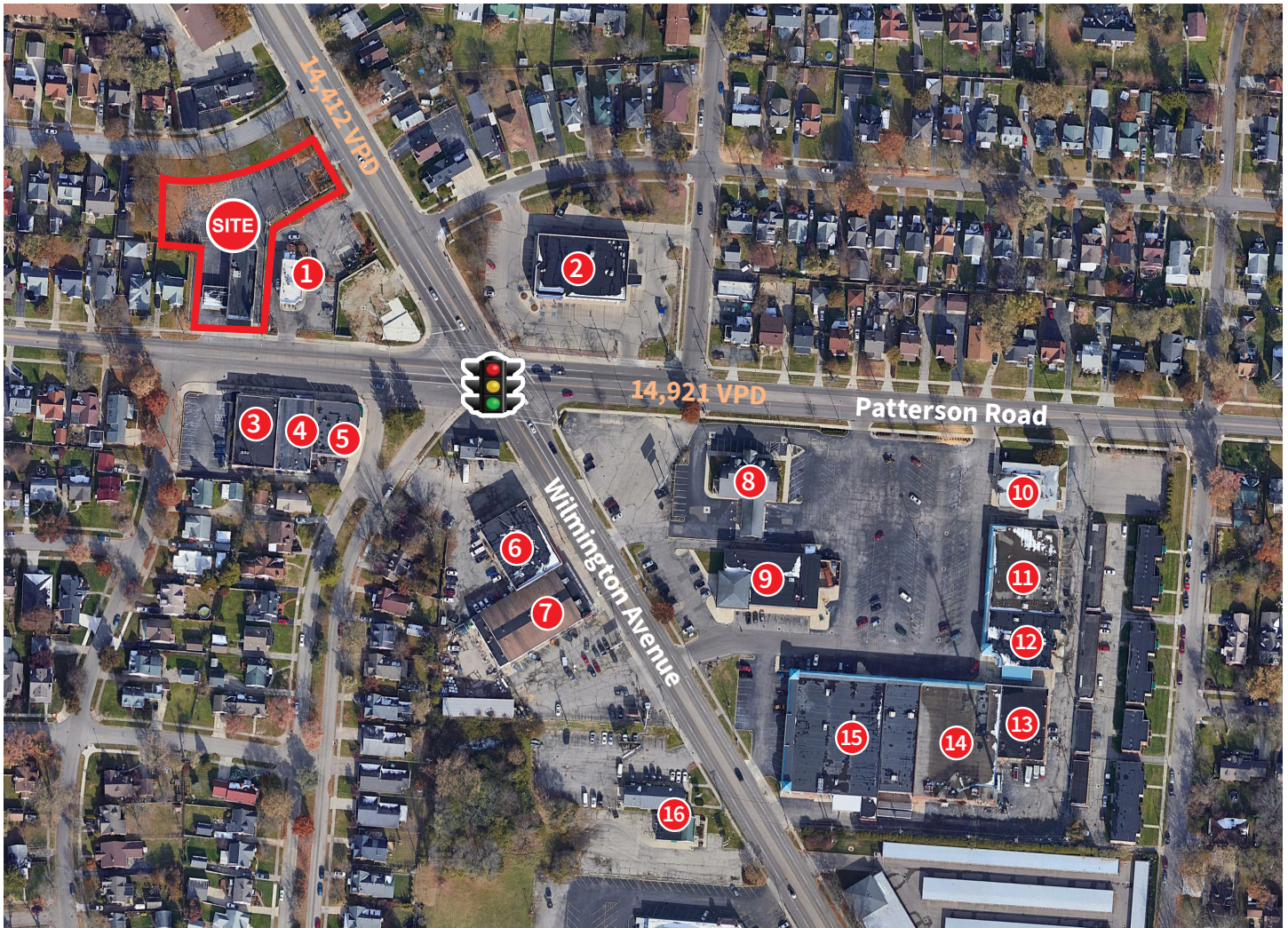


Kevin Thobe
Jones Lang LaSalle
+1 513 252 2189
kevin.thobe@am.jll.com

jll.com/properties



Trade Area Overview



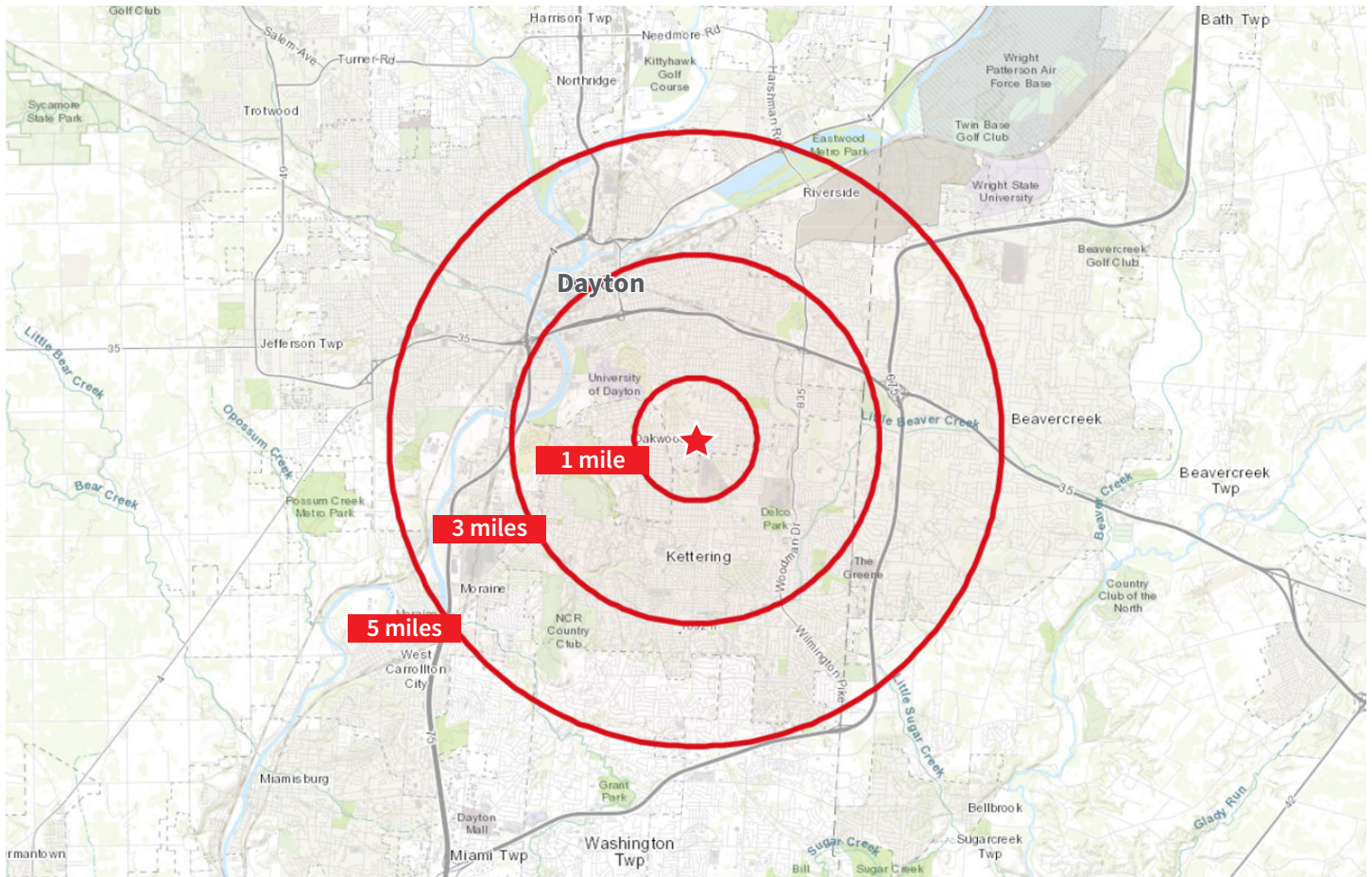
- | | |
|---------------------|----------------------|
| 1 Tim Horton's | 11 T-Mobile |
| 2 Rite Aid | 12 Paradise Key Cafe |
| 3 PriMed Physicians | 13 Family Dollar |
| 4 Hookah Bazaar | 14 Goodwill |
| 5 Patterson Pub | 15 Save A Lot |
| 6 Elsa's Mexican | 16 Budget Rental Car |
| 7 Ace Hardware |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

DISCLAIMER

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021 Jones Lang LaSalle. All rights reserved.



Trade Area Overview



Retail Demographics



Total
Population



Total
Households



Average
HH Income



Median
Age



Total Daytime
Employees

	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

**951 Patterson Road
Dayton, OH 45419**

Kevin Thobe
Jones Lang LaSalle
+1 513 252 2189
kevin.thobe@am.jll.com

DISCLAIMER

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2021. Jones Lang LaSalle. All rights reserved.

