



FOR SALE

**3307 W THIRD ST.
DAYTON, OH 45417**

Property Highlights

- First-floor commercial space with second-floor residential potential
- High-visibility West Third Street corridor with ~8,000 vehicles per day
- Ready local customer base with nearby established residential neighborhoods
- Flexible uses and income strategies for owner-occupants or investors
- Zoned T-Transitional
- Excellent for storefront, office, service business, or neighborhood retail use.
- Permitted area uses include insurance, accounting, medical, dental, marijuana establishment, cultural institution

Offered at: \$185,000





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2025 DEMOGRAPHICS

2 MILE

5 MILE

10 MILE

POPULATION

36,515

174,528

498,058

HOUSEHOLDS

15,672

72,663

213,487

HH INCOME

\$53,386

\$66,031

\$82,123

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