# REDEVELOPMENT OPPORTUNITY

Dayton, Ohio









### WWW.PARANMGT.COM

4430 N. Main St. Dayton, OH 45405

#### **PROPERTY DESCRIPTION**

- Opportunity Zone
- Northwest Dayton Located in business-friendly Montgomery County on State Route 48 with frontage on Main Street
- Close to I-75, downtown Dayton, and I-70
- Land available for development; retail, residential, office, or medical use
- Available parcels as small as 1 acre and up to 20 acres

#### **DEMOGRAPHICS**

	I /Mile	3 Mile	5 Mile
Population	9,574	71,861	156,030
Households	4,499	30,524	65,978
Avg. HH Income	\$51,916	\$53,039	\$54,136

#### **CONTACT:**

### Joe Del Balso

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MAIN SQUARE



**INDUSTRIAL** 

**OPEN SPACE** 

**FUTURE DEVELOPMENT** 

**PARKING** 

**MULTI-FAMILY** 

SENIOR HOMES
OFFICE/MEDICAL

COMMUNITY

CONTACT: Joe Del Balso 216.921.5663 or 800.888.5663 x 102 | jdelbalso@paranmgt.com Howard Forman 216.921.5663 or 800.888.5663 x 105 | hforman@paranmgt.com STILLWATER RIVER 00 TOWNSHIP HALL TOWNSHIP BUILDING •40,000 sf Government center housing offices, and facilities SHOUP MILL RD MAIN SQUARE RIVERSIDE DR COMMUNITY CENTER OFFICE / MEDICAL COMMUNITY CENTER 96,000 sf •45,000 sf Community space, athletic facilities OFFICE BUILDING **TOWNHOMES** COMMERCIAL

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| jdelbalso@paranmgt.com Howard Forman 216.921.5663 or 800.888.5663 x 105 | hforman@paranmgt.com SHOUP MILL RD. TURNER RD. **SUBJECT 28.74 ACRES** WEGERZYN GARDENS METROPARK **NORTHTOWN CENTER** cricket **NORTHWEST PLAZA** AMILY® DOLLAR HIBBETT SIEBENTHALER RD.

> The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation to accuracy. It is the buyer or lessee's responsibility to independently confirm accuracy and completeness.