

FREESTANDING BUILDING



9,465 SQ FT
FOR LEASE IN
DAYTON, OH

FEATURES

- Freestanding former Family Dollar
- Located on a hard corner
- Great visibility and easy access
- Perfect for retail or showroom
- Pylon sign available

TRAFFIC COUNTS

Street/Intersection	VPD
Salem Avenue	28,922
W Hillcrest Ave	9,308

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	12,152	73,055	144,554
Daytime Population	9,482	64,055	183,737
Households	5,436	32,617	62,642
Average HH Income	\$64,638	\$57,356	\$63,215

[View Listing](#)

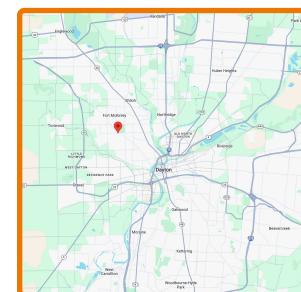
Todd Vollmer



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[Download Todd's Contact Card](#)



3222 Salem Ave
Dayton, OH 45406

**MIDLAND
RETAIL**



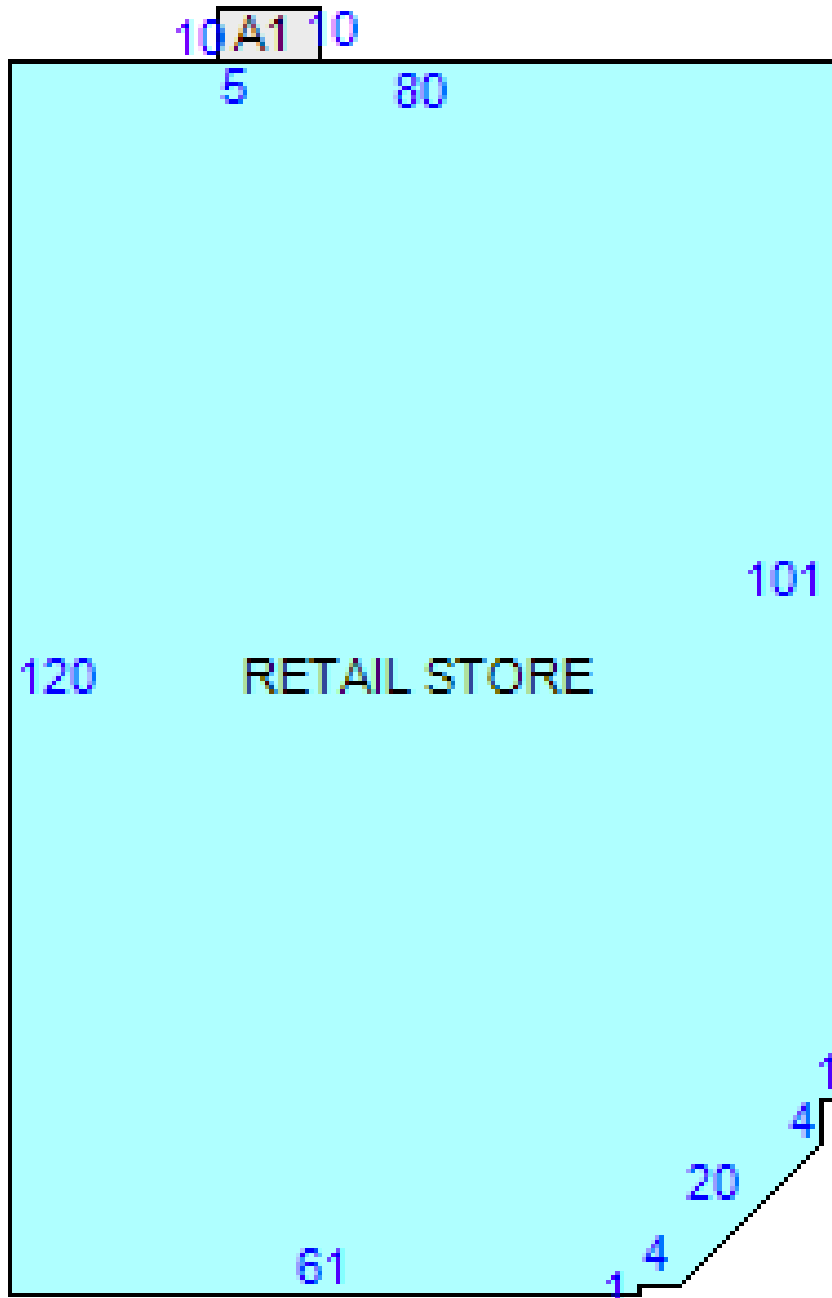
[MidlandRetail.com](#)



(513) 891-2526



697 Wilmer Ave Suite C
Cincinnati, OH 45226



SITE PLAN & IMAGES

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9,465 Sq Ft



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2024 Demographics

Dayton Freestanding Building
3222 Salem Ave, Dayton, Ohio, 45406
Rings: 1, 3, 5 mile radii

Latitude: 39.79092
Longitude: -84.24257

Population	1 mile	3 miles	5 miles
2024 Total Population	12,152	73,055	144,554
2029 Total Population	12,028	72,689	143,671
2023-2028 Population: Annual Growth Rate	-0.20%	-0.10%	-0.12%
2024 Total Daytime Population	9,482	64,055	183,737
2024 Female Population	6,424	38,499	75,044
2024 Male Population	5,728	34,556	69,510
2024 Median Age	39.8	40.5	39.1
Households	1 mile	3 miles	5 miles
2024 Total Households	5,436	32,617	62,642
2029 Total Households	5,407	32,683	62,844
2023-2028 Households: Annual Growth Rate	-0.11%	0.04%	0.06%
2024 Average Household Size	2.21	2.21	2.23
2024 Dominant Tapestry Segment Name	Modest Income Homes	Modest Income Homes	Modest Income Homes
Income	1 mile	3 miles	5 miles
2024 Average Household Income	\$64,638	\$57,356	\$63,215
2029 Average Household Income	\$75,749	\$66,413	\$73,463
2024 Median Household Income	\$43,475	\$40,351	\$43,476
2029 Median Household Income	\$49,467	\$44,492	\$49,425
2023-2028 Median Household Income: Annual Growth	2.62%	1.97%	2.60%
2024 Per Capita Income	\$28,715	\$25,649	\$27,529
2029 Per Capita Income	\$33,819	\$29,906	\$32,273
2023-2028 Per Capita Income: Annual Growth Rate	3.33%	3.12%	3.23%
Home Value	1 mile	3 miles	5 miles
2024 Average Home Value	\$100,000	\$94,173	\$127,373
2029 Average Home Value	\$247,029	\$211,683	\$240,671
2024 Median Home Value	\$100,000	\$94,173	\$127,373
2029 Median Home Value	\$198,489	\$174,499	\$206,645
Race	1 mile	3 miles	5 miles
Diversity Index	37.9	47.3	59.4
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	164	1,106	2,605
9-12th Grade/No Diploma	549	3,999	8,210
High School Diploma	2,372	14,229	27,411
GED/Alternative Credential	479	2,611	4,938
Some College/No Degree	2,485	12,926	23,234
Associate's Degree	598	4,888	9,666
Bachelor's Degree	1,135	6,547	13,408
Graduate/Professional Degree	475	3,752	8,868
Educational Attainment Base	8,257	50,058	98,340
Business Summary	1 mile	3 miles	5 miles
Total Businesses	286	1,821	5,986
Total Employees	2,890	23,016	96,158
Total (SIC01-99) Sales (\$000)	\$403,180,367	\$3,675,865,381	\$17,017,902,143
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2024 Annual Budget Expenditures	\$315,095,388	\$1,680,125,431	\$3,546,432,136
2029 Annual Budget Expenditures	\$367,285,268	\$1,949,189,646	\$4,134,684,627
2024 Retail Goods	\$12,514,360	\$66,234,079	\$140,235,202
2029 Retail Goods	\$121,122,619	\$646,995,037	\$1,368,894,602