

3604 N. MAIN ST

DAYTON, OH 45405

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 766 - 2,144 SF

Lease Rate: Negotiable

Building Size: 6,008 SF

PROPERTY OVERVIEW

Strong visibility on the northeast corner of N Main St and E Siebenthaler Ave with up to 2142 Sq Ft available

PROPERTY HIGHLIGHTS

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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COMMERCIAL PROPERTY

2500 Lehigh Ave
Glenview, IL 60026
<http://legacypro.com>

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PLANS



LEGEND
Available
Unavailable

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	766 - 2,144 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3604 N Main St	Hometown Urgent Care	3,120 SF	NNN	-	-
3604 N Main St	Available	2,144 SF	NNN	Negotiable	-
3604 N Main St	Available	2,144 SF	NNN	Negotiable	-

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ADDITIONAL PHOTOS



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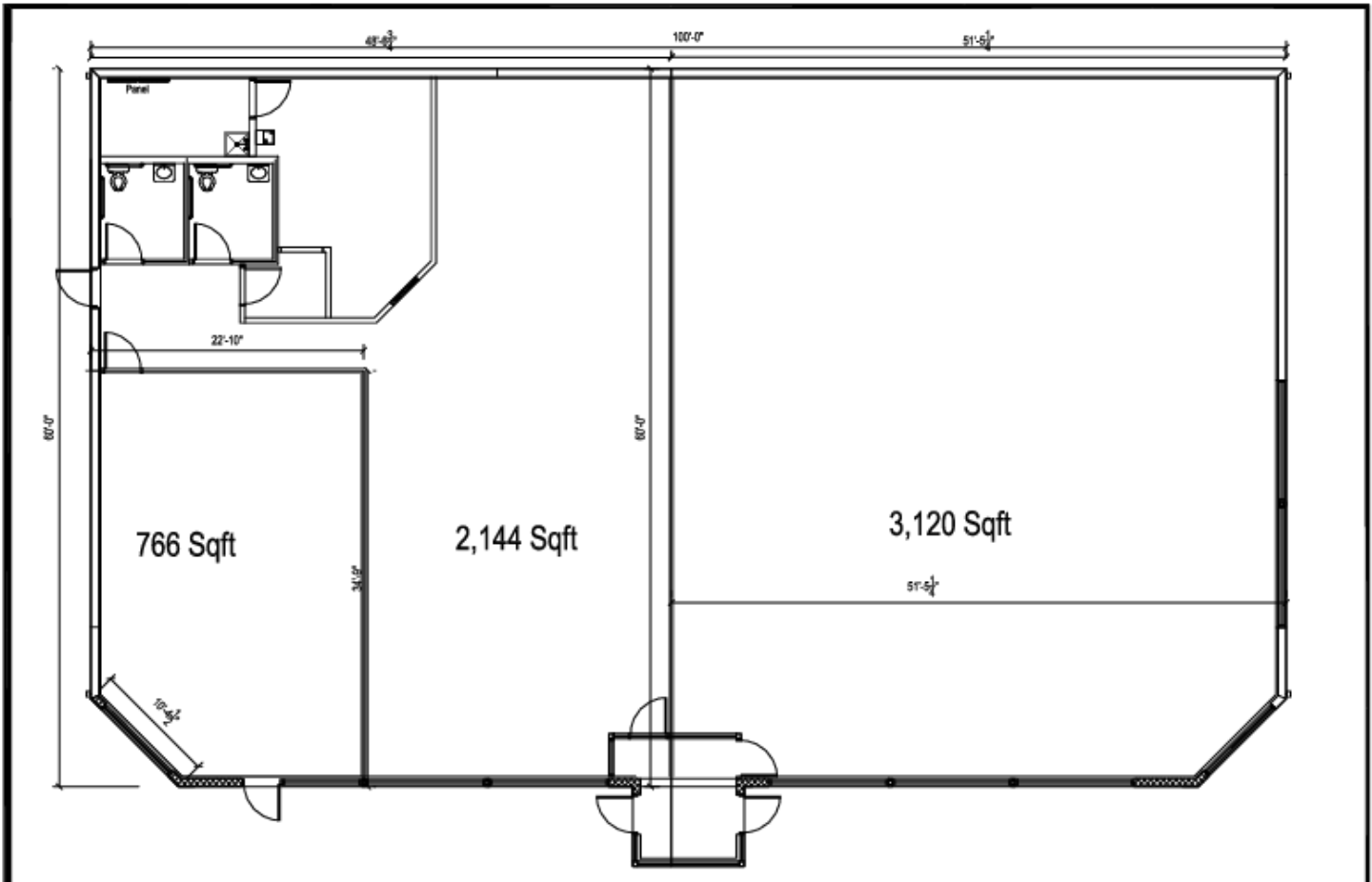
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FLOOR PLANS



#243 Dayton, OH
3604 N. Main St. Dayton, OH 45405
Floor Plan

***EXISTING CONDITIONS: V.L.F.**
Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 10/12/2020

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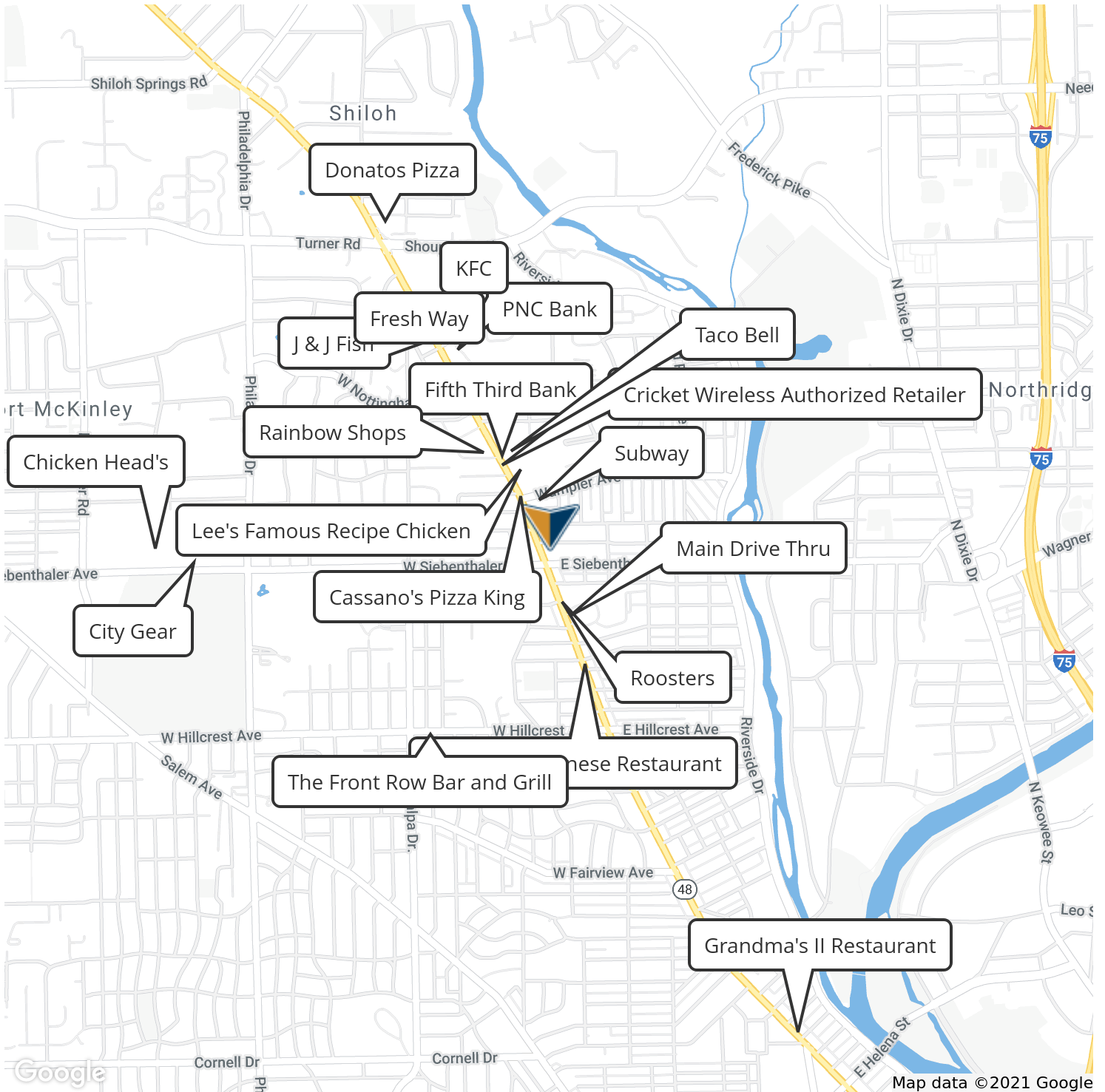
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RETAILER MAP



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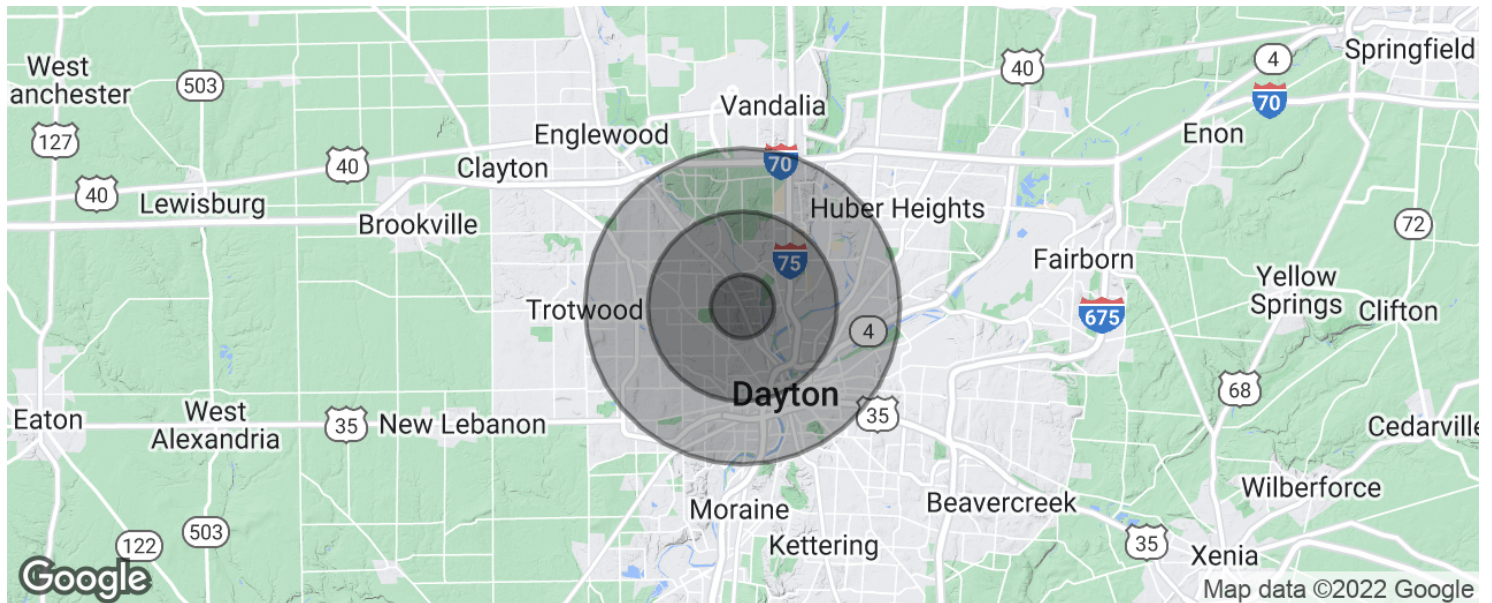
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,125	86,817	177,441
Median age	37.2	37.6	38.4
Median age (Male)	33.0	35.7	36.4
Median age (Female)	40.7	39.3	39.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,204	37,739	74,361
# of persons per HH	2.2	2.3	2.4
Average HH income	\$39,694	\$40,386	\$41,375
Average house value	\$88,869	\$101,372	\$110,057

* Demographic data derived from 2020 ACS - US Census

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