

FOR SALE OR LEASE

5140 Salem Ave Trotwood, OH 45426



Map data ©2021 Imagery ©2021, Maxar Technologies, State of Ohio / OSIP, U.S. Geological Survey

NAI Bergman

Retail | 4,340 SF

- AVAILABLE: 4,340 SF (40'x157') freestanding building on 0.81 AC (173'x198') corner
- Pylon sign available with excellent visibility
- Drive-thru/ 2 pickup windows (Access to drive-thru can be modified for a larger stack)
- 173' frontage on Salem Ave
- 338' SF Patio
- New 20 year (tear off) roof
- 2 ADA bathrooms
- Densely populated area & High-traffic street - 19,000 CPD
- Easy access from main street and side street: Curb cuts on Salem Ave and on Covenant House Drive
- Ideal for QSR, fast food, coffee, kitchen, medical, financial services, motor services, convenience store, light pawn



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SITE HIGHLIGHTS

Frontage	173' FT frontage on Salem Ave.
Land Acres	0.81 AC (Updated from 0.77 AC)
Parking	40 Spaces (8.76 per 1,000 SF Leased)
Space Availability	1st Floor: 4,340 SF + Basement: 1,400 SF
Zoned	G-B General Business District



LOCATION HIGHLIGHTS

Located on Salem Ave just south of Shiloh Springs Rd. in Trotwood, Ohio. In close proximity to the new (117,000SF) \$10M Flyght Academy Sports Complex (OPENING 2023); across from coming soon Gordon Foods Service Grocery Store (OPENING 2023) & \$16M former Sears Salem Mall redevelopment, Dayton Funk Museum (PLANNED OPENING 2024).



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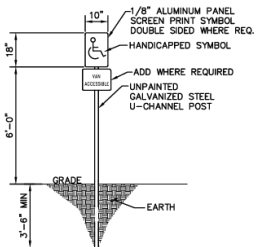
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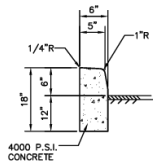
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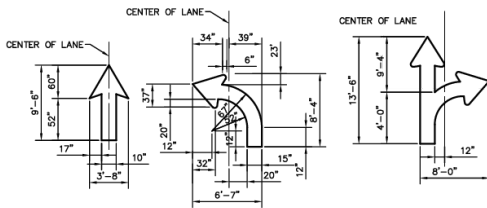
INTERNATIONAL HANDICAP SYMBOL
NTS



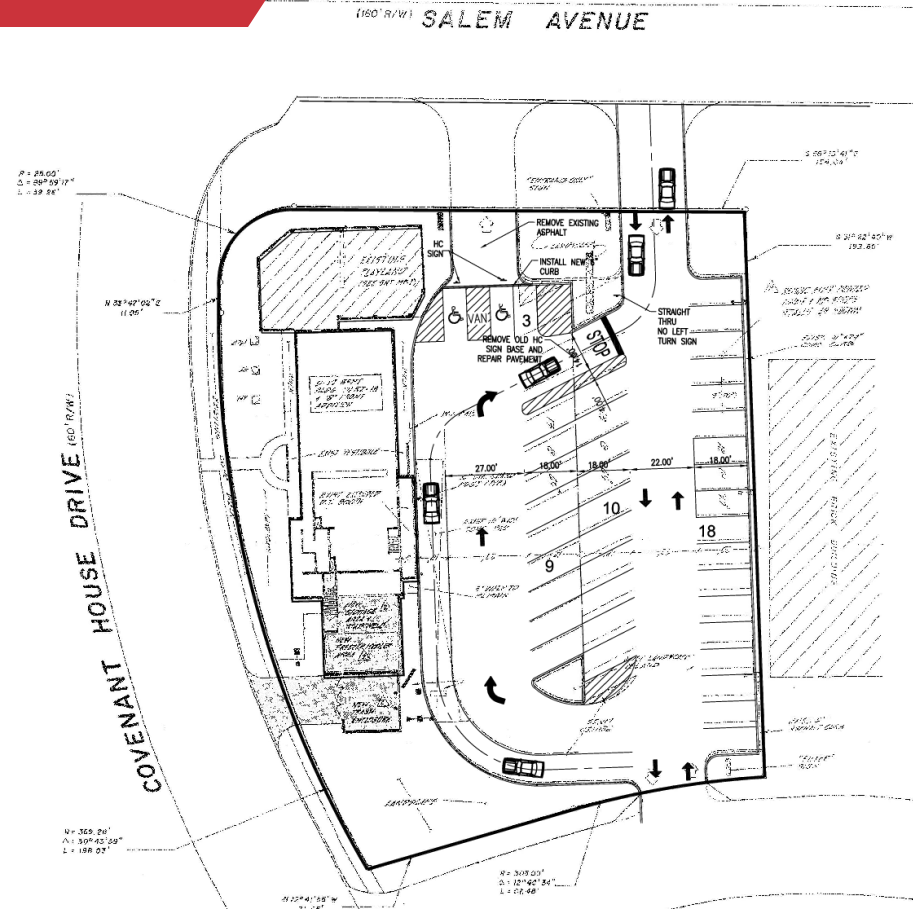
ALL SIGNAGE SHALL CONFORM TO THE ODOT MANUAL OF TRAFFIC CONTROL DEVICES
HANDICAPPED PARKING SIGN
NTS



BARRIER CURB
NTS



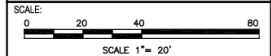
1. ARROWS SHALL BE WHITE WITH REFLECTIVE SURFACES.
2. USE PAINT OR THERMO PLASTIC AS REQUIRED BY LOCAL JURISDICTIONS.
ARROW DETAILS
NTS



- GENERAL NOTES:
- 1) ALL DRIVE MOTHS, ALL RADI AND PARKING ISLE DIMENSIONS ARE TO FACE OF CURB. COORDINATES ARE TO BACK OF CURB.
 - 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL BENCHMARKS AND CONTROL POINTS DURING CONSTRUCTION. ANY BENCHMARKS, CONTROL POINTS OR PROPERTY CORNERS WHICH ARE DISTURBED DURING CONSTRUCTION WILL BE REPLACED AT THE COST OF THE CONTRACTOR.
 - 3) PRIOR TO PLACEMENT OF CURB, THE CONTRACTOR WILL MAKE APPROPRIATE FIELD ADJUSTMENTS TO PROVIDE PROPER ELEVATION AND ALIGNMENT WITH EXISTING CURBS AND C&G MARKS.
 - 4) SHOULD EXISTING MANHOLES CONFLICT WITH THE PROPOSED CURB ALIGNMENT, THE CONTRACTOR SHALL MODIFY THE MANHOLE WITH AN ECCENTRIC COKE OR CONCRETE COKE AS PERMITTED TO ELIMINATE THE CURB CONFLICTS. IN NO CASE SHALL A MANHOLE BE CAST INTO THE CURB UNLESS SPECIFICALLY DIRECTED IN WRITING BY THE ENGINEER.
 - 5) THE ASPHALT PAVING SPECIFICATION SHALL BE AS SET FORTH ON SHEET C-2.0
 - 6) CONCRETE PAVING SHALL BE A MINIMUM OF 7.5" OF 4000 PSI CONCRETE (WITH 6# AN EXTRACTABLE) PLACED ON 4" OF COMPACTED 30# BASE.
 - 7) CONTRACTOR TO COORDINATE AND VERIFY ALL FINAL BUILDING DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.

PROJECT INFORMATION

Existing Parking Provided = 44 Spaces
New Parking Provided = 40 Spaces



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SEAL:
DATE:
Seal not official unless Signed

Calibre Engineering
10534-B Success Lane
Centerville, OH 45458
937.885.9380
Fax. 885.9381
CalibreEng@aol.com

CASHLAND PARKING REVISIONS
Trotwood
Montgomery County, OH

NAI Commercial Real Estate
77 W Elmwood Drive - Suite 301
Dayton OH 45459
(937) 294-7777

CP-2.0 PARKING LAYOUT PLAN

PROJECT NO. 2009114 OCT 13, 2009

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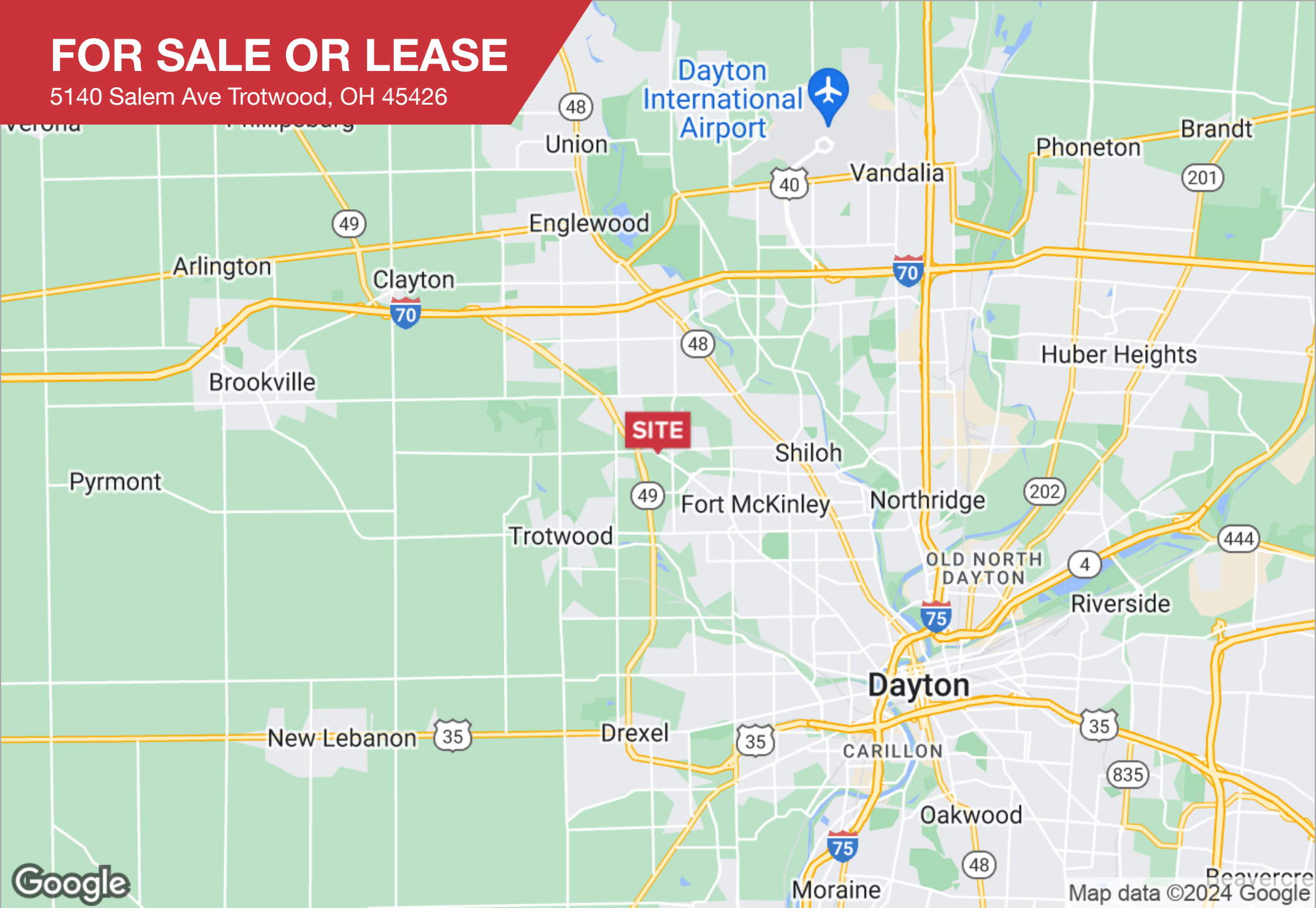
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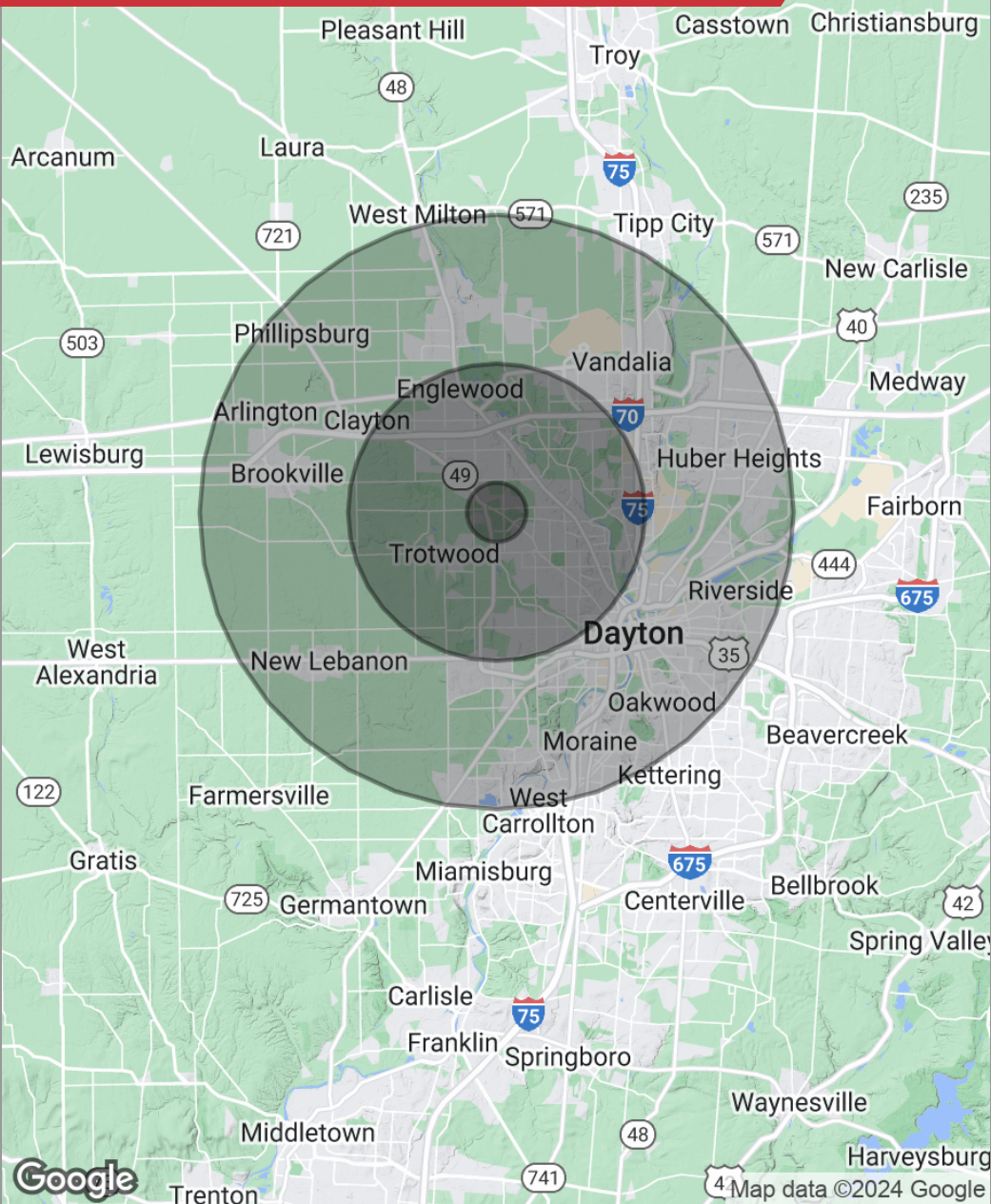
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	5,085	125,444	335,658
Median age	47.2	41.0	38.6
Median age (male)	42.5	38.8	36.9
Median age (Female)	52.0	43.0	40.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,012	52,818	136,875
# of persons per HH	2.5	2.4	2.5
Average HH income	\$49,251	\$49,480	\$49,533
Average house value	\$123,638	\$126,908	\$126,959

* Demographic data derived from 2020 ACS - US Census

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