

FOR SALE OR LEASE

5140 Salem Ave Trotwood, OH 45426



NAIBergman

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



Robert Zavakos

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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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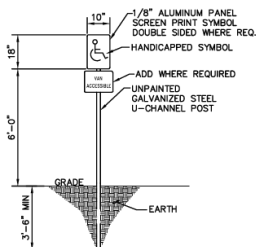
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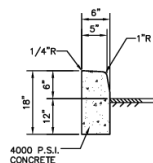
INTERNATIONAL HANDICAP
SYMBOL



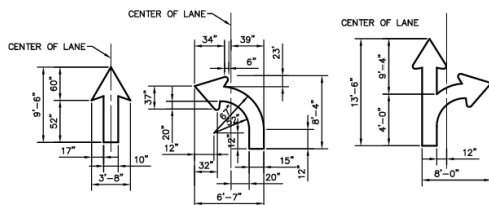
ALL SIGNAGE SHALL CONFORM TO THE ODOT
MANUAL OF TRAFFIC CONTROL DEVICES

HANDICAPPED PARKING SIGN

NTS

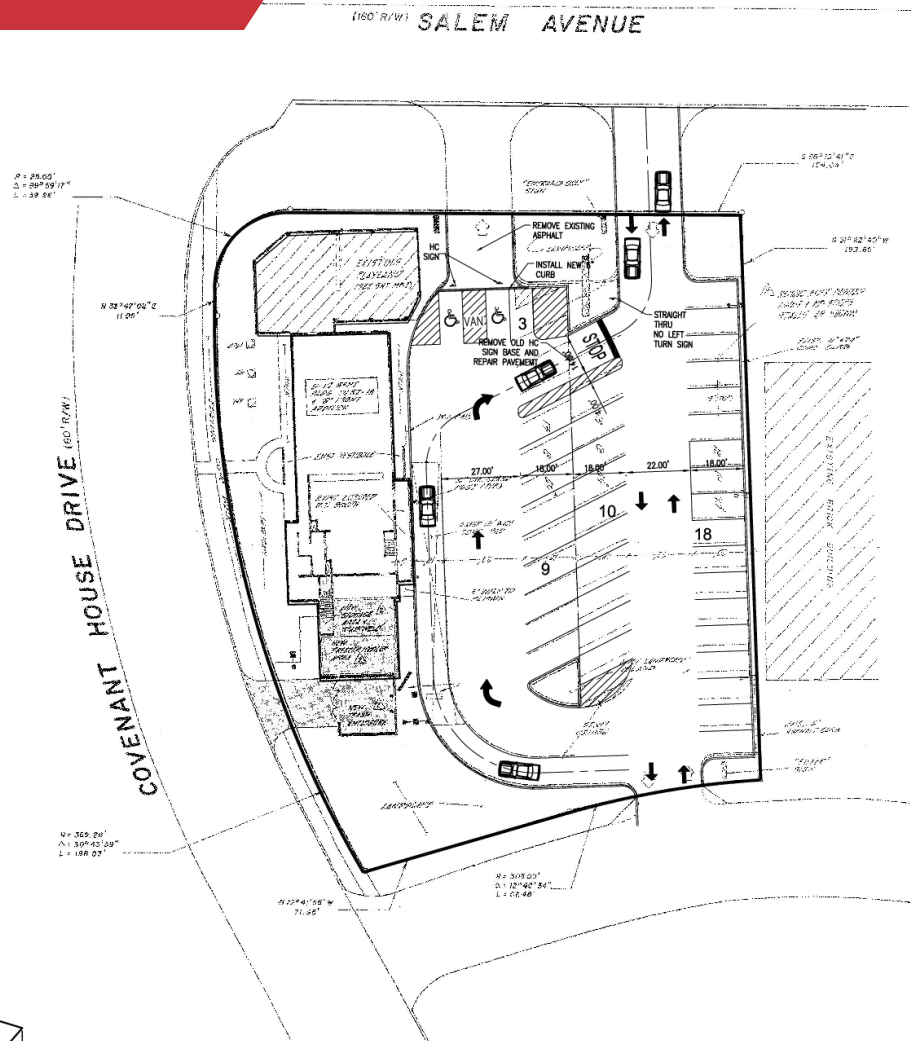


BARRIER CURB
NTS



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

ARROW DETAILS



- GENERAL NOTES:**
- 1) ALL DRIVE MOTHS, ALL RAIN AND PARKING LANE DIMENSIONS ARE TO FACE OF CURB. COORDINATES ARE TO BACK OF CURB.
 - 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONTROLLING ALL CONSTRUCTION, TRAFFIC, BENCHMARKS, CONTROL POINTS, AND PROPERTY CORNERS WHICH ARE NECESSARY TO COMPLY WITH THE SPECIFICATIONS. ALL COSTS OF THE CONTRACTOR.
 - 3) PRIOR TO PLACEMENT OF CURB, THE CONTRACTOR SHALL MAKE ALL NECESSARY FIELD ADJUSTMENTS TO PROVIDE PROPER ELEVATION AND ALIGNMENT WITH EXISTING CURBS AND CATCH BASINS.
 - 4) SHOULD EXISTING MANHOLES CONFLICT WITH THE PROPOSED CURB, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN ELEVATING CURB OR CONCRETE CURB AS FORTHWITH TO ELIMINATE THE CONFLICT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CURB UNLESS SPECIFICALLY DIRECTED IN WRITING BY THE ENGINEER.
 - 5) THE ASPHALT PAVING SPECIFICATION SHALL BE AS LISTED ON SHEET 30A.
 - 6) CONCRETE PAVEMENT SHALL BE A MINIMUM OF 7" OF 4000 PSI CONCRETE (WITH 6% AIR ENTRAINMENT) PLACED ON 4" OF COMPACTED 30A BASE.
 - 7) CONTRACTOR TO COORDINATE AND VERIFY ALL FINAL BUILDING FOOTPRINTS WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.

PROJECT INFORMATION

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

SCALE:



SCALE 1" = 20'

[illegible]

SEAL:

Seal not official unless Signed

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**CASHLAND
PARKING REVISIONS**
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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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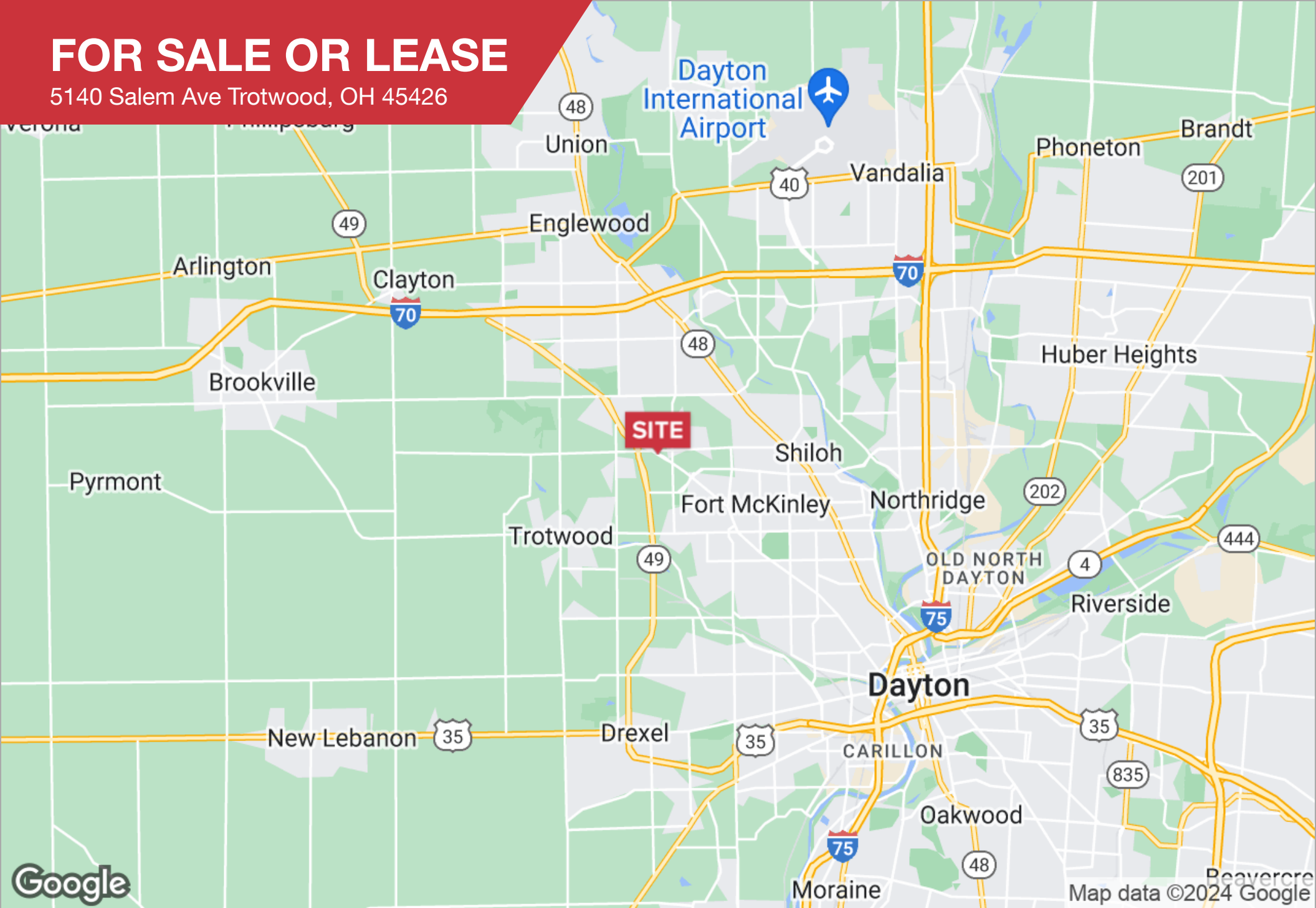
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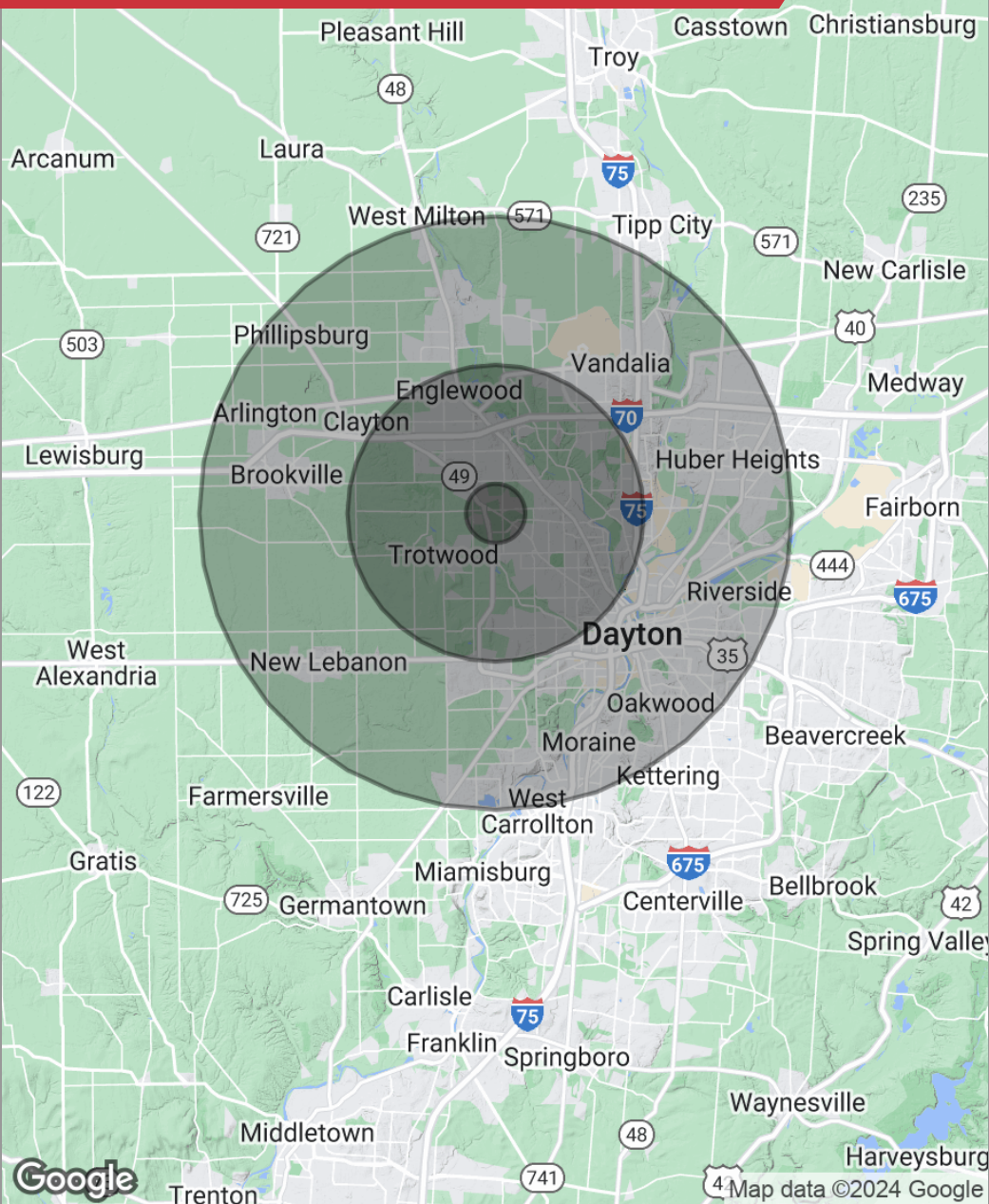
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POPULATION

	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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