

FOR SALE

4498 Salem Ave Dayton, OH 45416



NAIBergman

Retail | 5,742 SF

- \$400,000
- 5742 SF Auto Shop
- LIFTS NOT INCLUDED
- 7 Total overhead doors (10Hx9w)
- Upgraded LED Lighting

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Population:	636	2,464	7,773
Average HH Income:	\$60,948	\$59,239	\$53,106

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



✉ **Scott Kaster**
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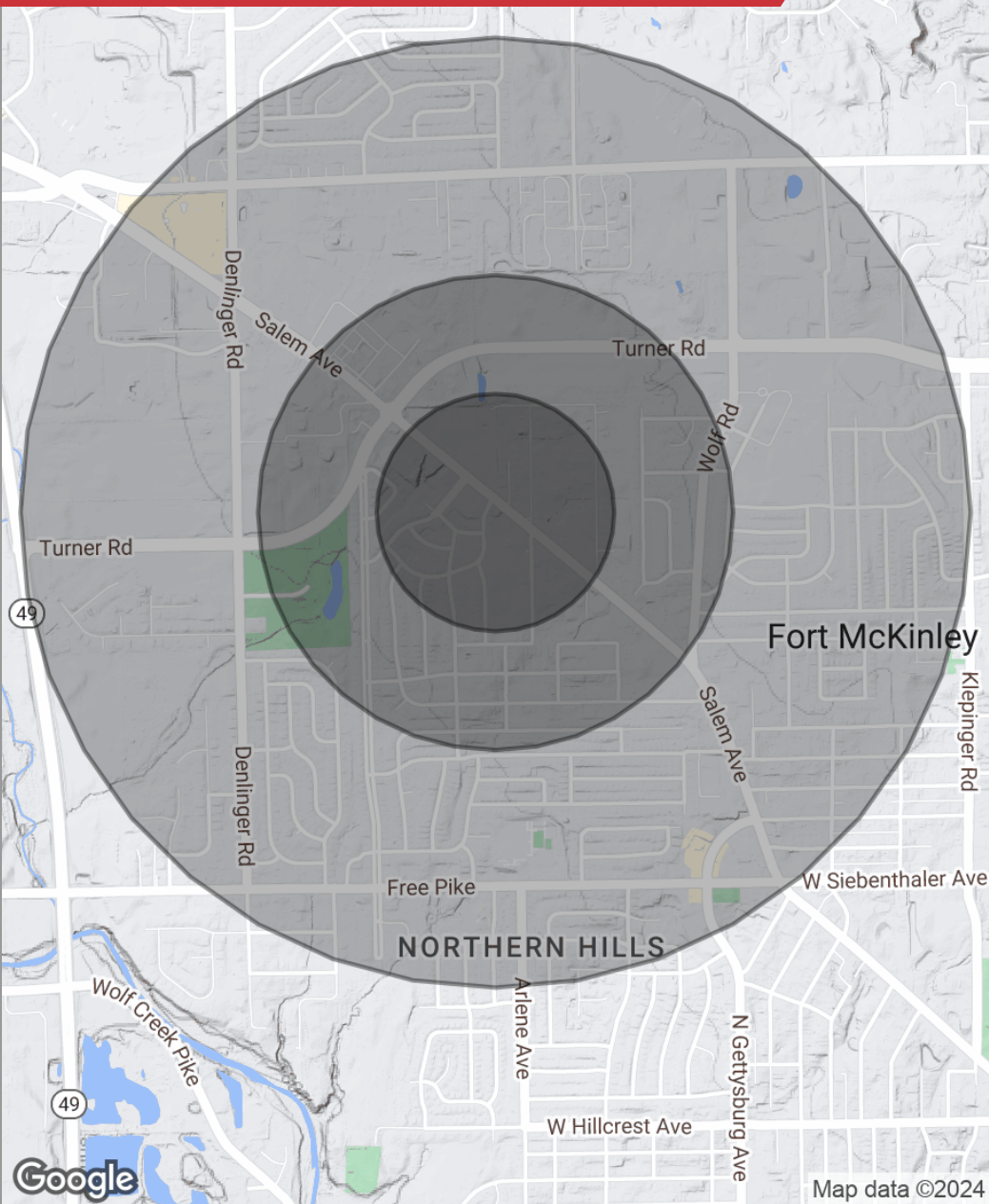
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	636	2,464	7,773
Median age	40.0	43.0	45.5
Median age (male)	40.4	38.9	40.0
Median age (Female)	39.0	44.2	48.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	287	1,063	3,706
# of persons per HH	2.2	2.3	2.1
Average HH income	\$60,948	\$59,239	\$53,106
Average house value	\$94,510	\$89,855	\$79,876

* Demographic data derived from 2020 ACS - US Census

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