

FOR SALE

4140 Salem Ave Dayton, OH 45416



NAIBergman

Office | 10,543 SF

- \$950,000
- 10,543 SF
- Medical/Office Building
- Tenants possible*
- Large lobby with 3-5 suites possible
- Current built out; 1 family practice, 1 pharmacy, 1 office space and 2 shell spaces



Scott Kaster

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David Dickinson

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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.



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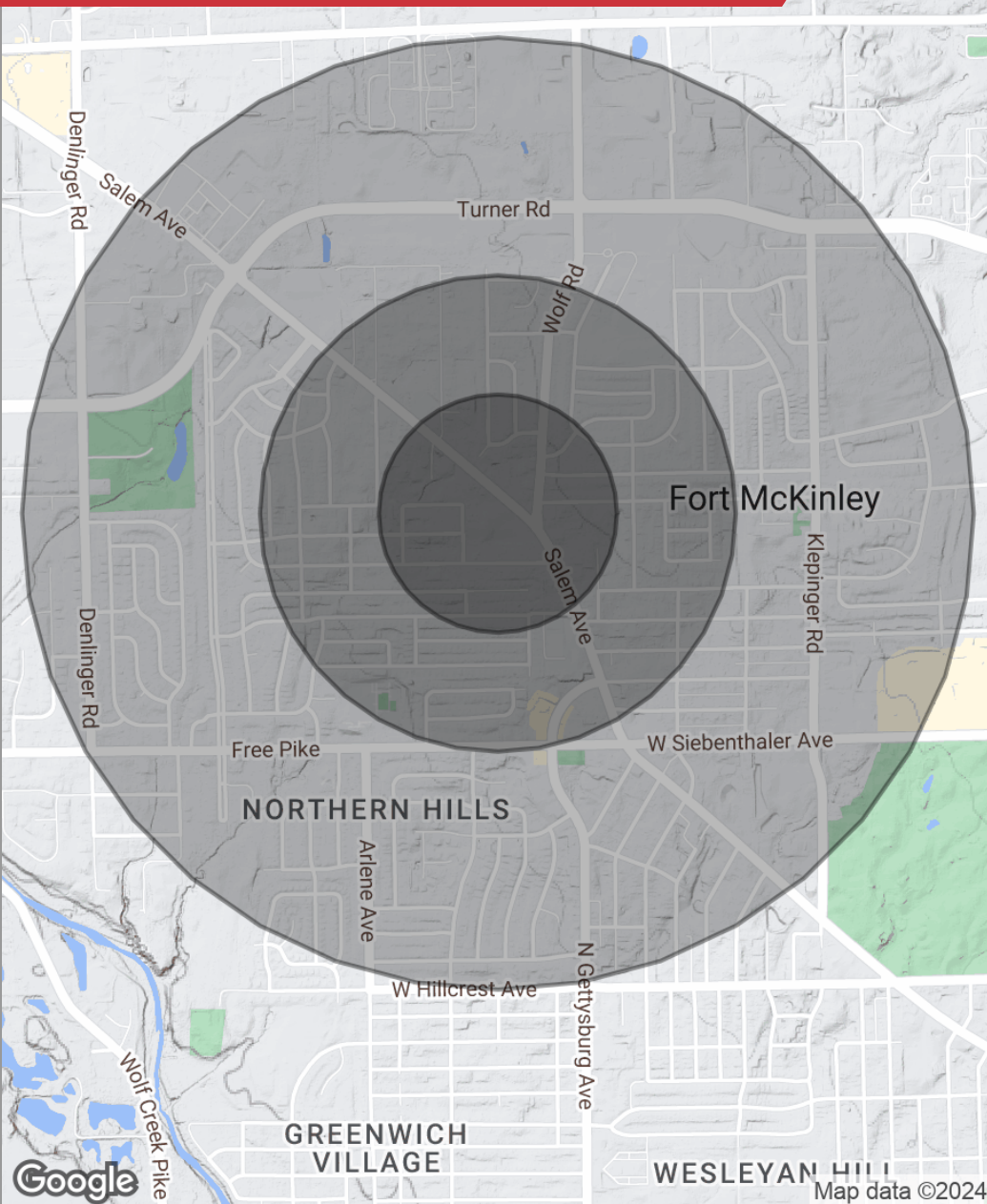
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total population	642	2,608	9,357
Median age	39.1	41.7	43.3
Median age (male)	35.3	38.0	38.9
Median age (Female)	39.7	42.4	47.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total households	304	1,286	4,569
# of persons per HH	2.1	2.0	2.0
Average HH income	\$50,778	\$50,798	\$52,468
Average house value	\$79,765	\$73,424	\$75,131

* Demographic data derived from 2020 ACS - US Census

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