



1226 Schaeffer St

Dayton, Ohio 45404

Property Features

- The entire Dayton Region is becoming a logistics hub with the I-75 and I-70 interchange
- Just 7 minutes from I-75/I-70 interchange
- Dayton is within a 600-mile radius of:
- Over 67% of the nation's population
- 60% of the nation's manufacturing employment
- 48% of the nation's effective buying power
- Dayton Straddles Two Major Trade Corridors
- Dayton is a key location for 1 to 7 distribution solutions



For more information:

Russ Maas

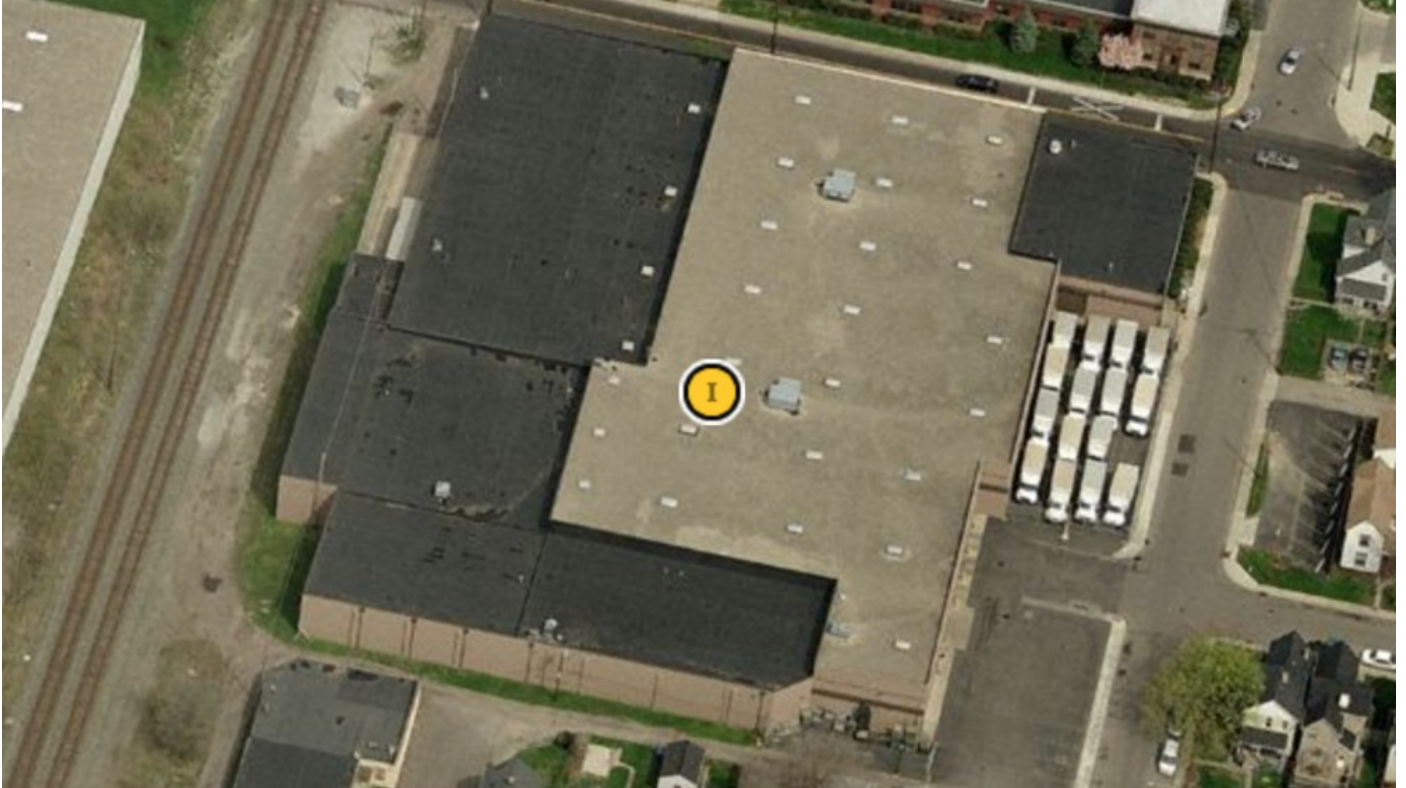
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Prime Warehouse and Manufacturing Space

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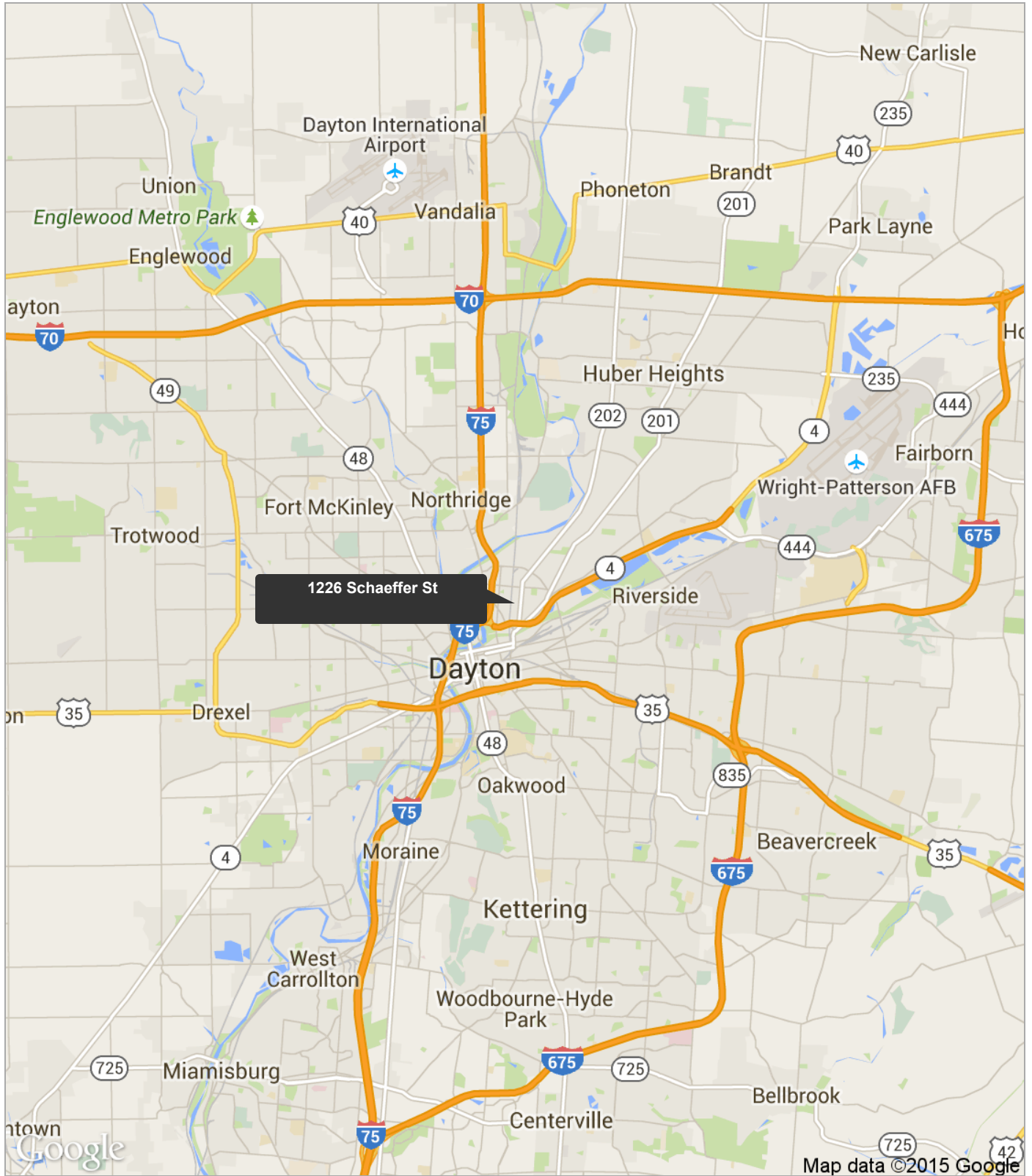


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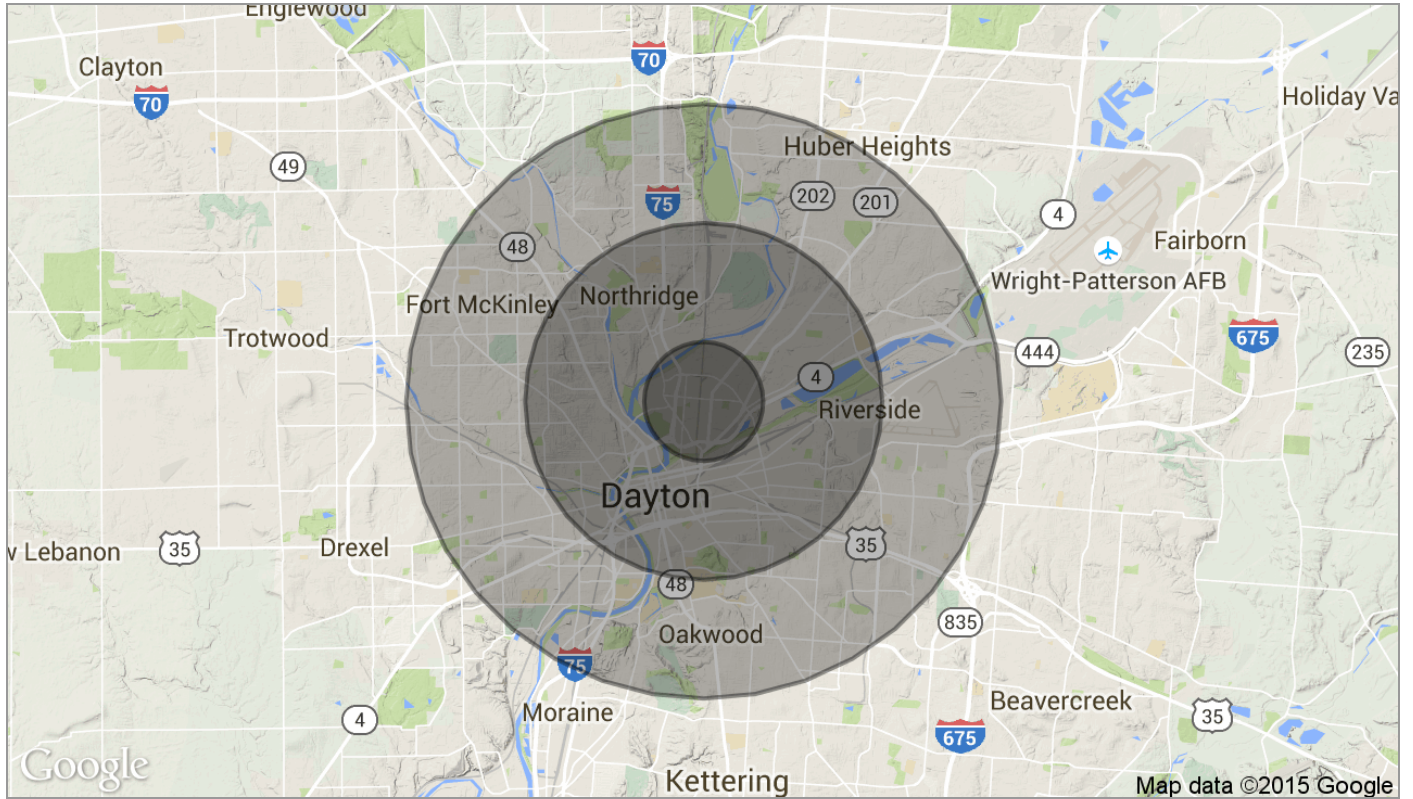
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,679	85,952	230,499
MEDIAN AGE	30.3	34.4	36.3
MEDIAN AGE (MALE)	28.5	33.0	34.7
MEDIAN AGE (FEMALE)	31.2	35.6	37.5
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,367	34,993	95,246
# OF PERSONS PER HH	2.8	2.5	2.4
AVERAGE HH INCOME	\$28,585	\$36,161	\$45,070
AVERAGE HOUSE VALUE	\$65,425	\$79,756	\$108,998
Race	1 Mile	3 Miles	5 Miles
% WHITE	69.8%	65.6%	64.9%
% BLACK	26.6%	29.6%	30.4%
% ASIAN	0.2%	0.5%	0.9%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.6%	0.2%	0.2%
% OTHER	1.0%	1.7%	1.2%
Ethnicity	1 Mile	3 Miles	5 Miles
% HISPANIC	1.5%	3.6%	2.8%

* Demographic data derived from 2010 US Census