



SALE

193 TALMADGE RD

Clayton, OH 45315



SALE PRICE

\$199,000

OFFERING SUMMARY

Lot Size:	0.415 Acres
Year Built:	1900
Building Size:	5,389 SF
Zoning:	UR-1 Single Family Residential
Market:	Montgomery County
Submarket:	Clayton
Price / SF:	\$36.93

LOCATION OVERVIEW

This property is located in downtown Clayton at the intersection on Talmadge Road and Spring Street. Clayton, Ohio, is nestled between I-70, Route 40, and OH-49, about 20 minutes northwest of Dayton.

PROPERTY HIGHLIGHTS

- 5,389 SF church facility
- Situated on 0.415 acres
- Sanctuary with pew seating for approximately 200 people and choir loft
- Gathering area at the entrance with coat hanging area
- 4 classrooms that can be used as an open space or partitioned separately
- Fellowship hall on the lower level with partitions, a kitchen, and serving counters

PROPERTY WEBSITE

bit.ly/193TalmadgeRd

CBC-ASPIRE.COM

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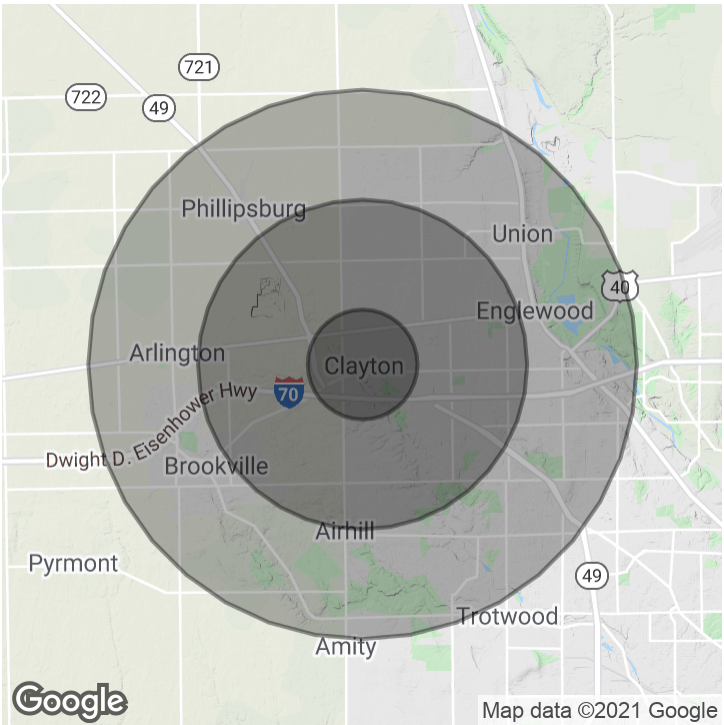


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,278	13,636	41,276
Average age	39.4	40.9	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	469	5,268	16,590
# of persons per HH	2.7	2.6	2.5
Average HH income	\$75,642	\$69,411	\$63,497
Average house value	\$157,505	\$160,221	\$146,248

* Demographic data derived from 2010 US Census

CROSS STREETS	DIRECTION	YEAR	COUNTS
Salem Street	2-way	2020	1,714
I-70, south of Clayton	2-way	2020	47,718



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