

FOR LEASE

2909 - 2939 Linden Ave Dayton, OH 45410

NAIBergman



Retail | 2,000 - 4,000 SF

- Retail Strip Center - Prominent Corner
- Join Sherwin Williams, Subway, Jackson Hewitt, Boost Mobile and more
- Prominent Signage at Corner
- 26,000+ cpd on Smithville Rd. and 13,000 +/- cpd on Linden Ave.
- City of Dayton, Montgomery County
- Lease Rate - \$10 - \$12 psf NNN

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	18,245	\$41,782
2 MILES	64,782	\$41,613
3 MILES	119,492	\$45,740

* Figures shown represent estimates



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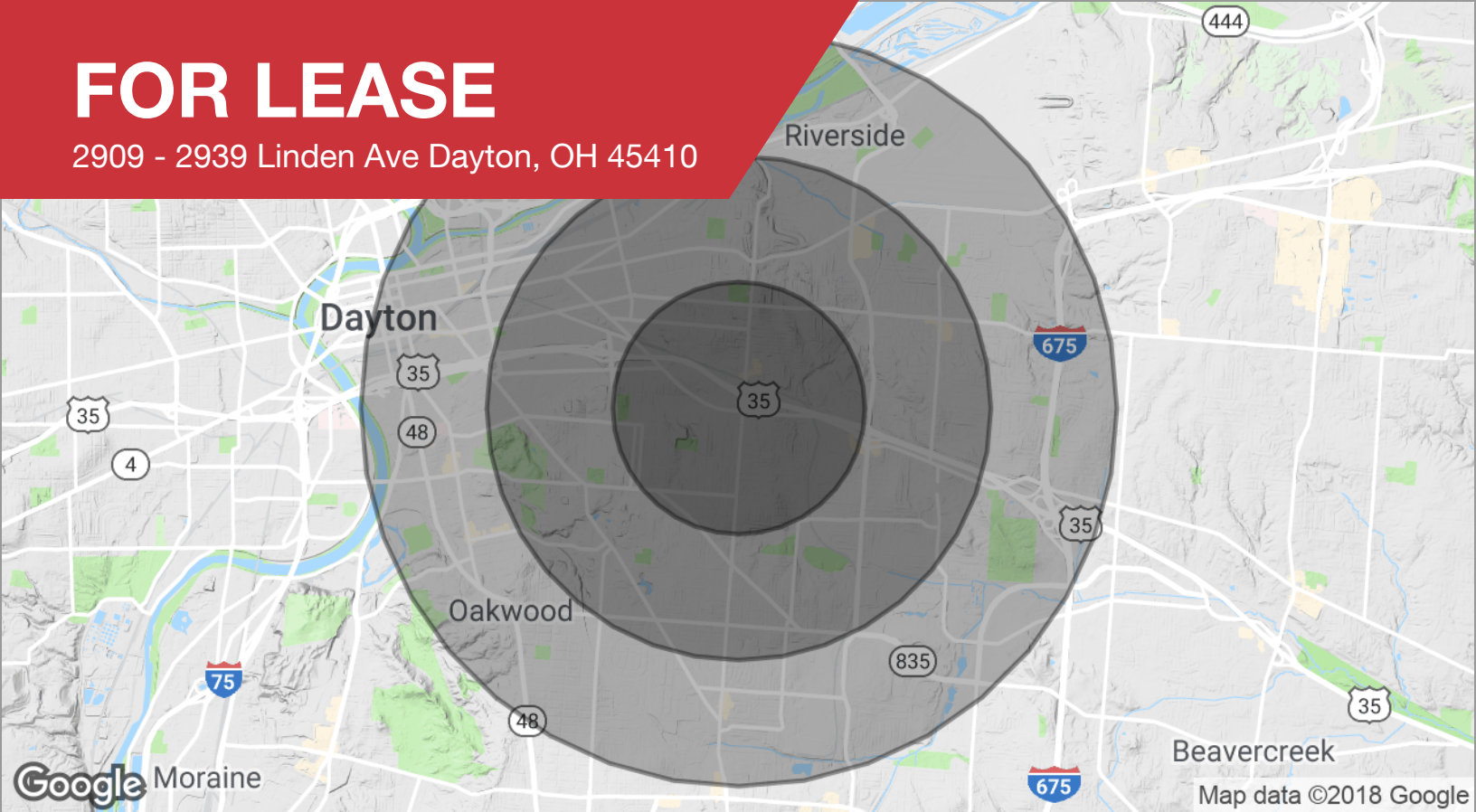
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POPULATION

	1 MILE	2 MILES	3 MILES
Total population	18,245	64,782	119,492
Median age	35.8	36.6	35.2
Median age (male)	34.5	35.3	33.8
Median age (Female)	36.8	37.9	36.6

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	7,729	28,070	48,567
# of persons per HH	2.4	2.3	2.5
Average HH income	\$41,782	\$41,613	\$45,740
Average house value	\$81,838	\$85,674	\$118,980

* Demographic data derived from 2010 US Census