



**TWO-BUILDING CAMPUS ON THE EDGE OF DOWNTOWN DAYTON
WITH HIGH-END FINISHES & CURATED OUTDOOR AMENITIES**

257 HOPELAND STREET

CLASS A CAMPUS FOR SALE

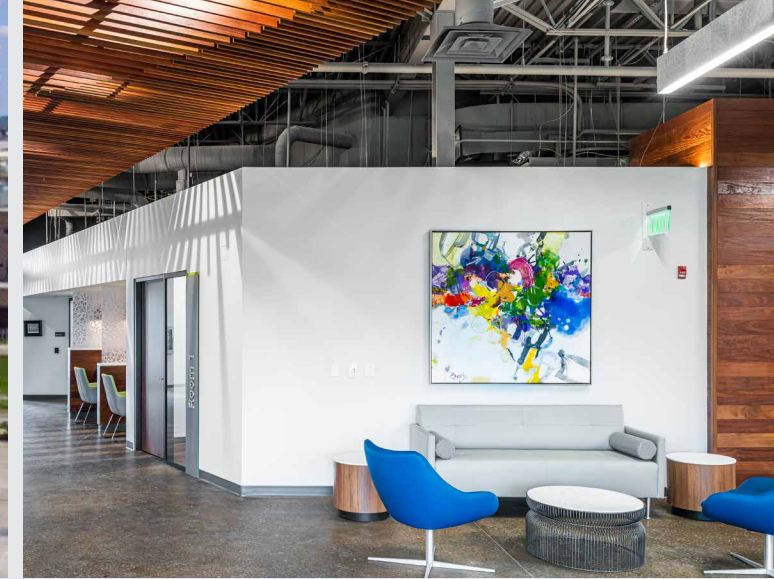


 **CUSHMAN &
WAKEFIELD**

FOR SALE

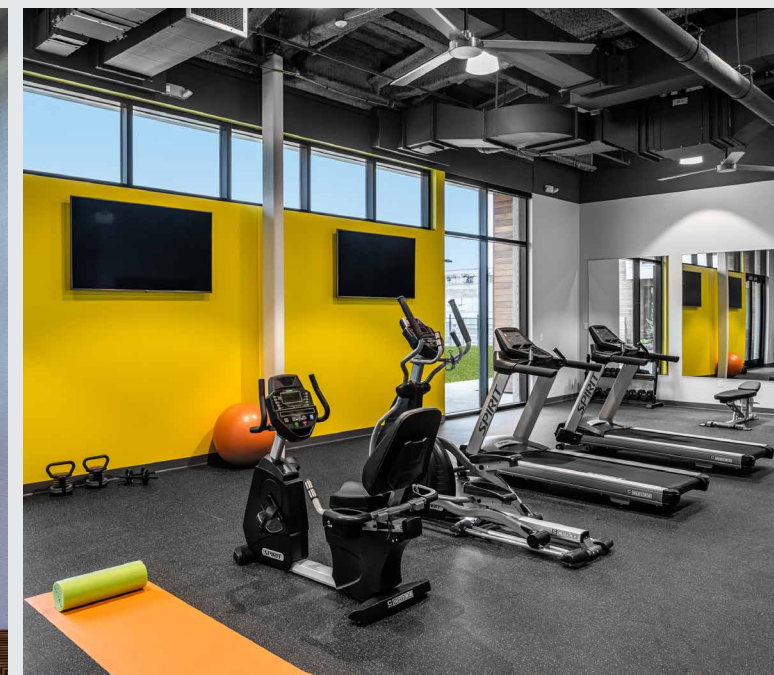
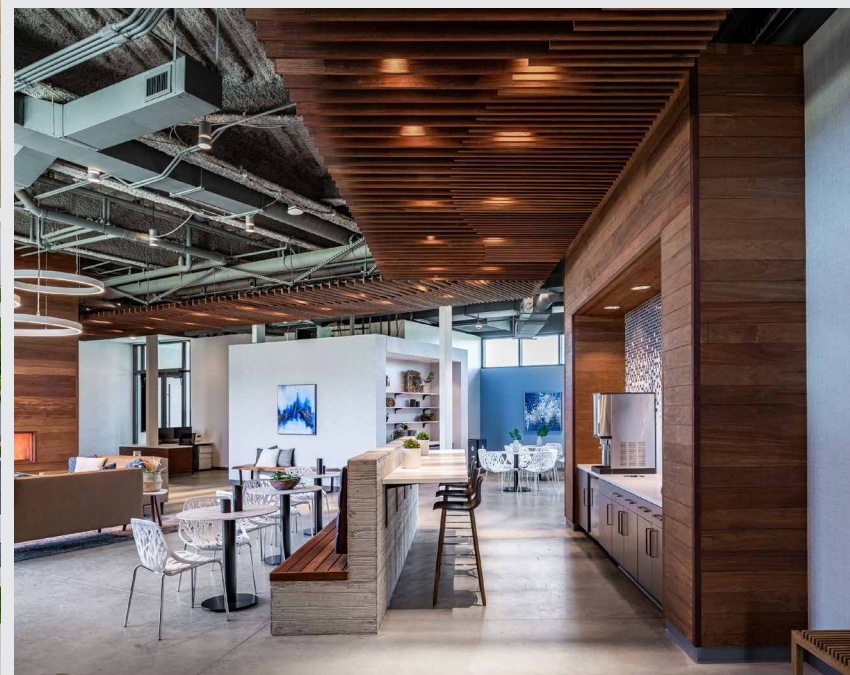
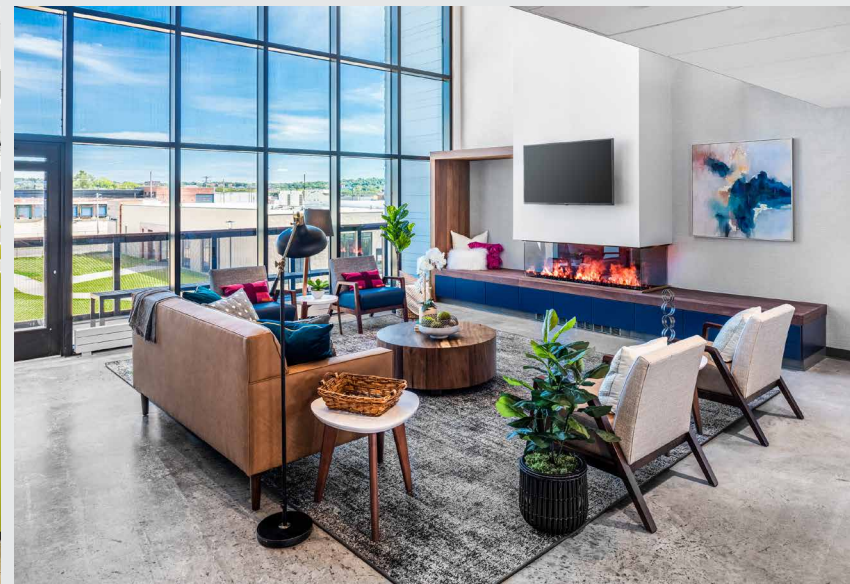
257 HOPELAND ST

36,954 TOTAL SF | CALL FOR PRICE



Campus Highlights

- Two special use buildings totaling 36,954 SF on over 4 acres
- Former healthcare/clinical facility with 58-bed capacity for multiple uses
- Intentionally designed site plan to optimize privacy and security
- Built in 2020 with Class A finishes
- Outdoor amenities include a walking and bike path, gardening center, basketball court, and ample green space
- On-site parking
- Located in the heart of Dayton surrounded by restaurants, parks, entertainment, retail, and hospitals
- Highly accessible from I-75 and US 35



DIGGER DALEY

SENIOR DIRECTOR

+1 513 763 3028

digger.daley@cushwake.com

TOMMY DROUGHT

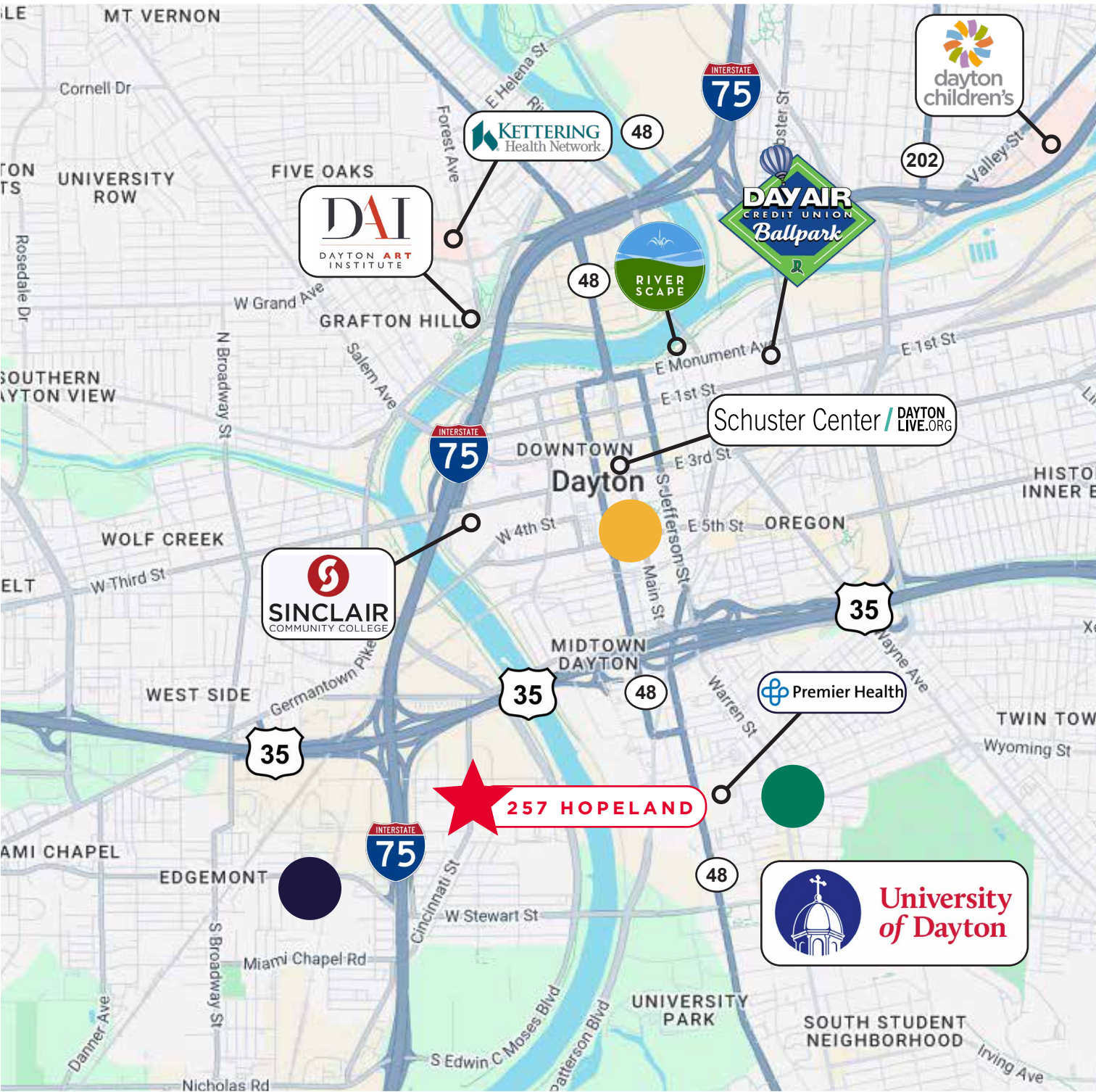
DIRECTOR

+1 513 763 3057

thomas.drought@cushwake.com

CUSHMAN & WAKEFIELD

NEARBY AMENITIES



DOWNTOWN DAYTON

- | | |
|-----------------------|----------------------|
| AC Hotels by Marriott | YMCA |
| Fairfield by Marriott | CVS Pharmacy |
| Hitlon | Family Dollar |
| McDonald's | Goodwill |
| Starbucks | Huntington |
| Subway | PNC |
| Arby's | First Financial Bank |
| Jimmy John's | Chase |
| Snap Fitness 24/7 | BP |



SOUTH DAYTON

- | | |
|----------------------|---------------|
| Marriott | Potbelly |
| Kroger | Taco Bell |
| United Dairy Farmers | Smashburger |
| Buffalo Wild Wings | Wendy's |
| Ben & Jerry's | Domino's |
| Firehouse Subs | Papa John's |
| Penn Station | Panera |
| Bibibop Asian Grill | Starbucks |
| Chipotle | Biggby Coffee |



SOUTHEAST DAYTON

- | | |
|----------------------------|----------------------------|
| Holiday Inn Express | McDonald's |
| Courtyard | Love's |
| Riverview Health Institute | Sunoco |
| First Priority Urgent Care | BP |
| Subway | Carillon Historical Park |
| Wendy's | University of Dayton Arena |

Major Thoroughfare



CINCINNATI
53 MILES



COLUMBUS
72 MILES



DETROIT
214 MILES

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Brookings Institute found Dayton to be one of only 11 of the top 100 metro areas achieving “inclusive growth,” measured by improving the employment rate, median earnings, and relative poverty.

Population Statistics

800,000
population and
623,400
labor force in the
Dayton Region

Within 30 minutes
1.021 million population
452,000 labor force

Within 45 minutes
1.5 million population
704,000 labor force

Within 60 minutes
2.7 million population
1,297,000 labor force



University of Dayton
3,700 Employees



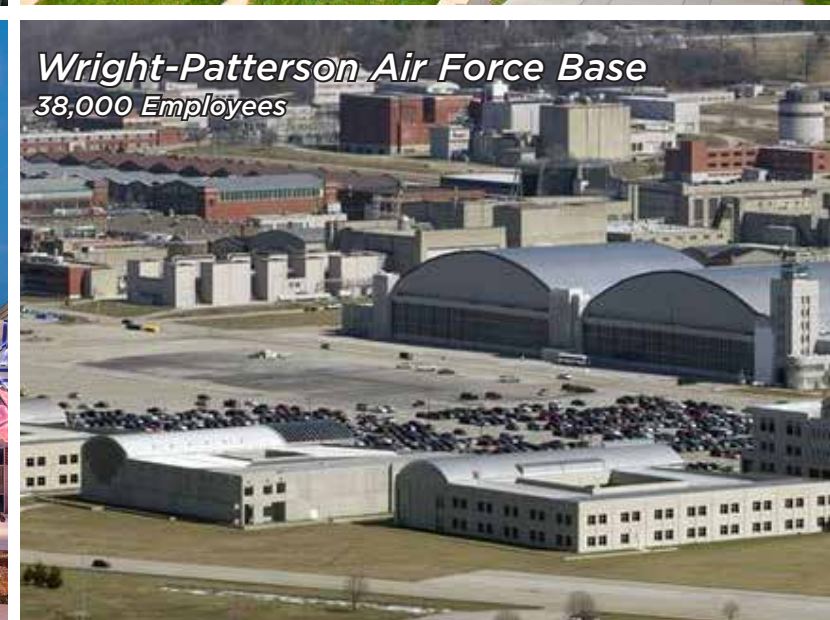
Sinclair Community College
2,500 Employees



Dayton Children's Hospital Main Campus
4,300 Employees



Wright-Patterson Air Force Base
38,000 Employees



Premier Health Miami Valley Hospital
13,000 Employees



Kettering Medical Center
15,000 Employees



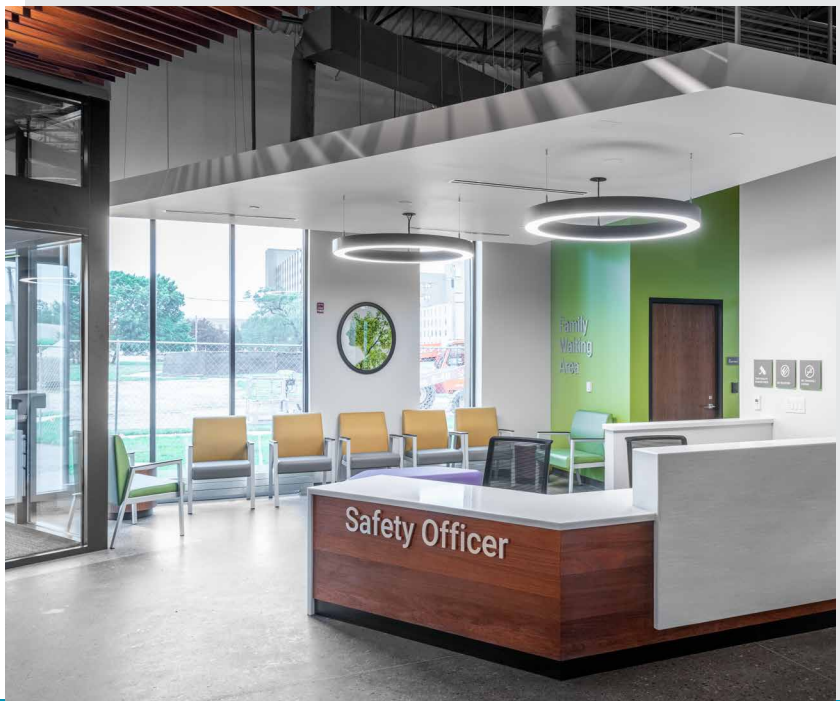
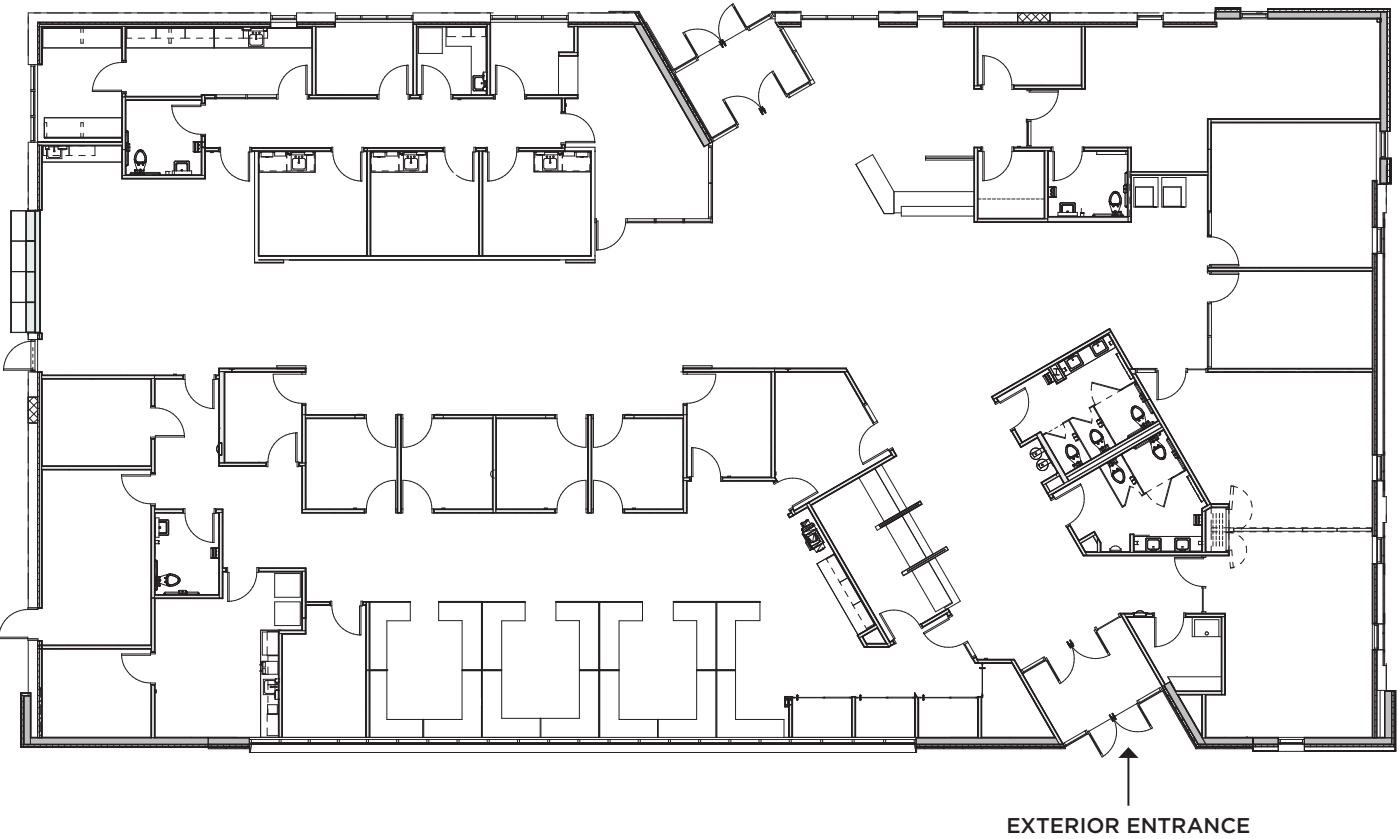
DIGGER DALEY
SENIOR DIRECTOR
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thomas.drought@cushwake.com

BUILDING A

10,640 SF

Floor 1



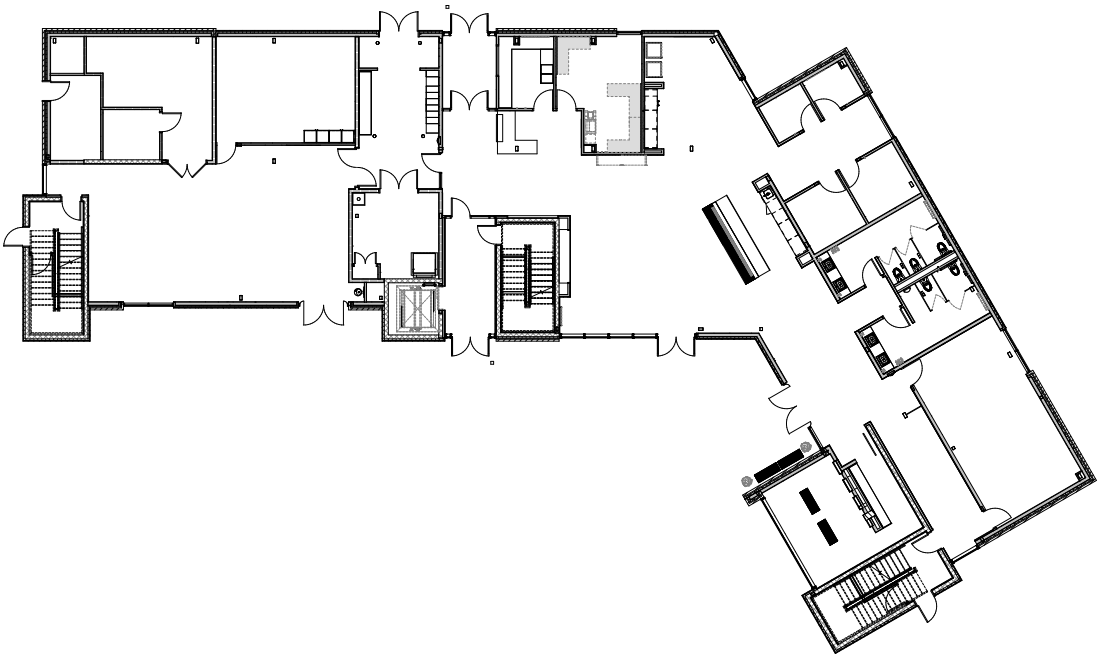
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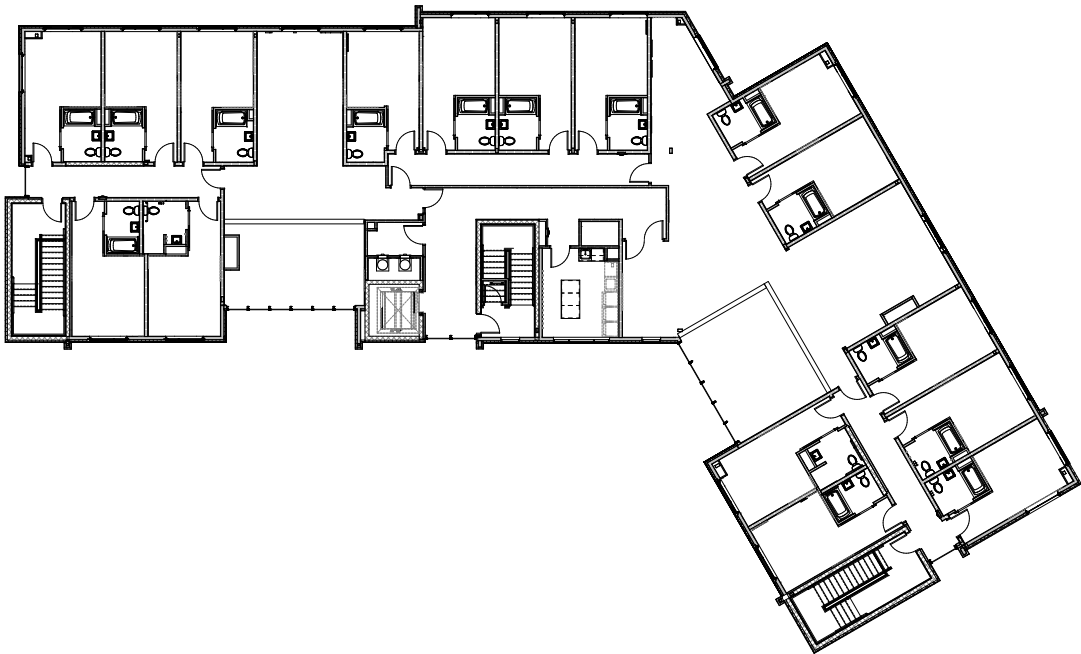
BUILDING B

26,314 SF

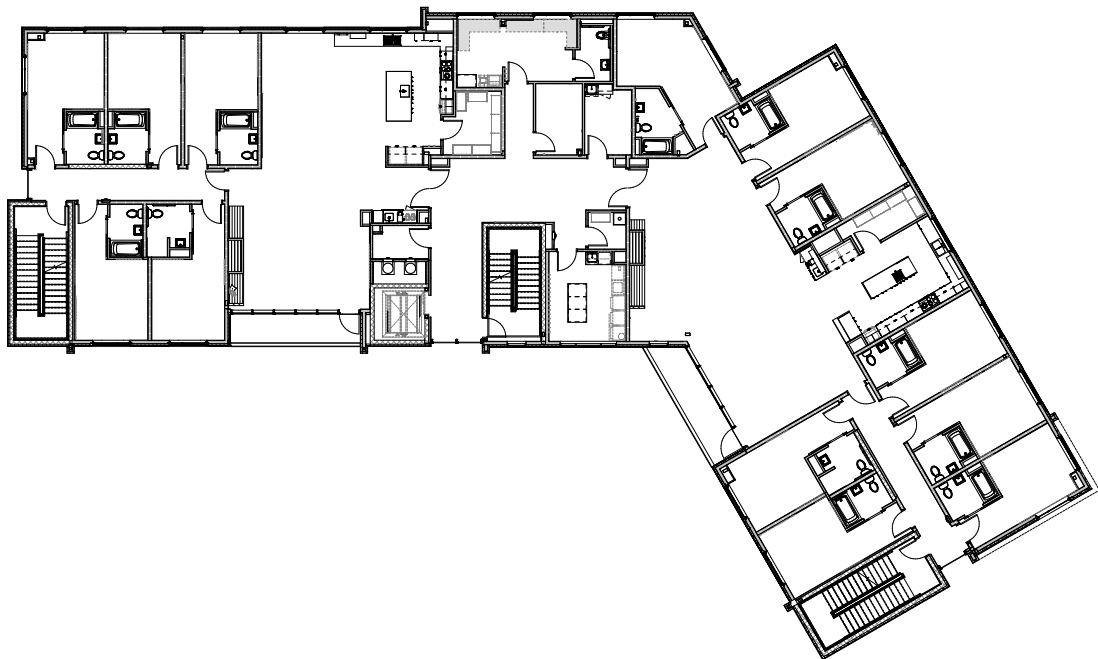
Floor 1



Floor 3



Floor 2



DIGGER DALEY
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