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Gem *insight*



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Property Management - Leasing/Sales - Appraisal/Consulting - Public Sector

Gem Completes The 2010 Dayton Regional Apartment Market Study

Gem Real Estate Group sampled 355 apartment projects containing 40,952 units in the Dayton Region, which have been segmented into the following market areas:






- 1) Greater Dayton Market Areas - includes the following four sub-markets:
 - Dayton Central Business District (CBD)
 - East Dayton Market Area
 - North/West Dayton Market Area
 - South Dayton Market Area

- 2) Dayton Outlying Market Areas - includes the following five sub-markets:
 - Upper Valley Market Area
 - Middletown Market Area
 - Franklin-Springboro Market Area
 - Springfield Market Area
 - Xenia Market Area

The surveyed projects within the Dayton Regional Market comprise a total of 40,952 units. Of the total market, 3,543 units, or 8.65%, were reported to be vacant. This year's vacancy rate is up from last year's figure of 7.85%.

For a complete copy of **Gem Real Estate Group's** 2010 Dayton Regional Apartment Market Study, contact **Gem Real Estate Group** at 937.228.2882, ext. 3017.

Gem Real Estate Group's New Listings Highlight

	4750 N. Main Street, Dayton, Ohio. Versatile 6,000 SF Retail Building. Great location near 2 banks and restaurant. Sale Price: \$475,000; Lease Rate: \$9.00/SF; NNN.. For more information contact Alan Cohen 937.228.2882, ext. 3014.
	3484 Far Hills Avenue, Kettering, Ohio. Built in 1971 with renovations in the 1990's, this 14,817 SF building includes Medical and administrative offices, conference rooms, labs, reception/waiting area. Sale Price: \$2,500,000. For more information contact Alan Cohen 937.228.2882, ext. 3014 or David Dickerson 937.228.2882, ext. 3009.
	1930 N. Lakeman Drive, Bellbrook, Ohio. Multi-story office building available for lease or purchase. 8,417 square feet currently configured for multiple tenants, but could be readily subdivided in a variety of plans. Features include multiple windowed offices, conference rooms, waiting areas and much more! Sale Price: \$561,000 / Lease Rate: \$10.50/SF/year; Plus Gas & Electric. For more information contact Steve Ireland 937.228.2882, ext. 3027 or David Dickerson 937.228.2882, ext. 3009.
	2300 Far Hills Avenue, Dayton, Ohio. This multi-tenant building medical office building offers multiple exam rooms, a reception area, a lead x-ray room, dark room and equipment, ADA front entrance. The lower level features its own entrance and reception area and currently houses three commercial tenants. Sale Price: \$425,000. For more information contact Amanda Cox 937.228.2882, ext. 3021 or David Dickerson 937.228.2882, ext. 3009.
	6601 Centerville Business Parkway, Centerville, Ohio. Built in 1989, and renovated in 2002, the South Point Office Building offers approximately 17,000 SF on each of three floors. Numerous windows. Elevator Service, ADA, and ample parking in the attached asphalt lot. Contact Agent For Price. For more information contact Amanda Cox 937.228.2882, ext. 3021. To view detail information, click here .

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