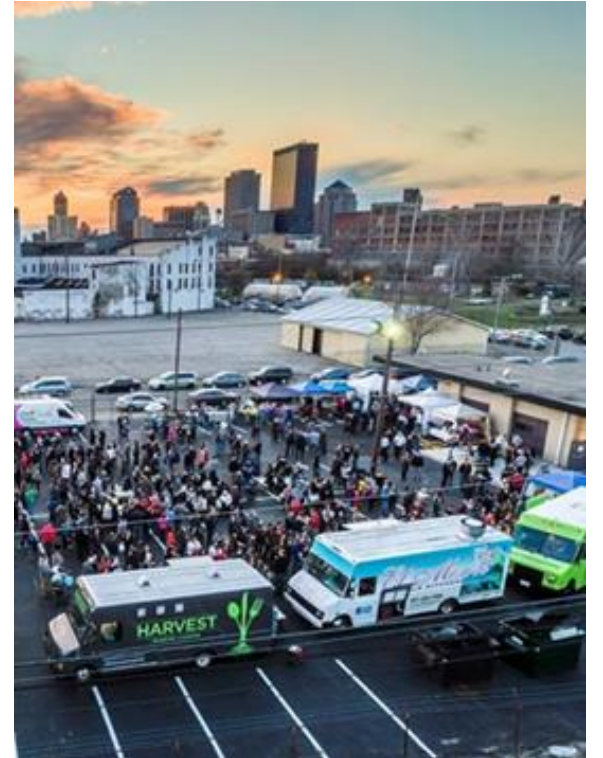


# DOWNTOWN DAYTON

## KEY STATISTICS & MARKET TRENDS



# DOWNTOWN INVESTMENT

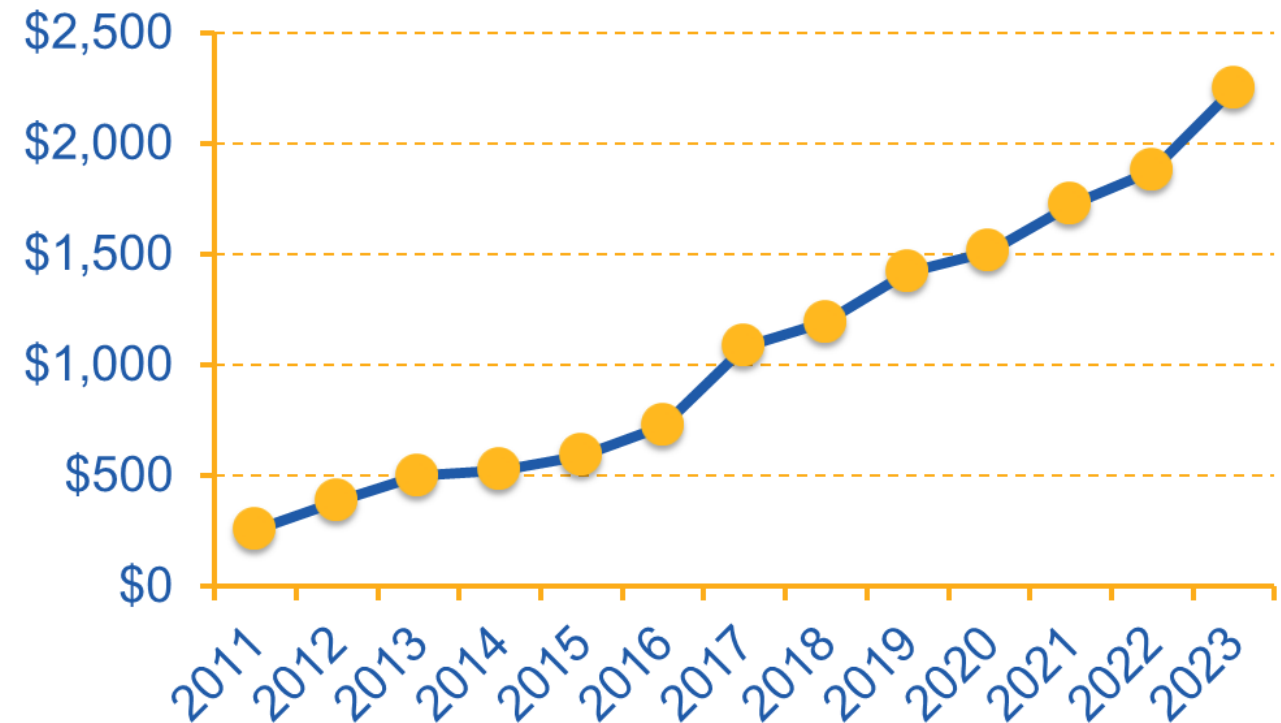
## PUBLIC & PRIVATE INVESTMENTS

SINCE 2010

**\$2.18 BILLION** COMPLETED  
**\$848 MILLION** IN THE PIPELINE  
**\$3.03 BILLION** TOTAL

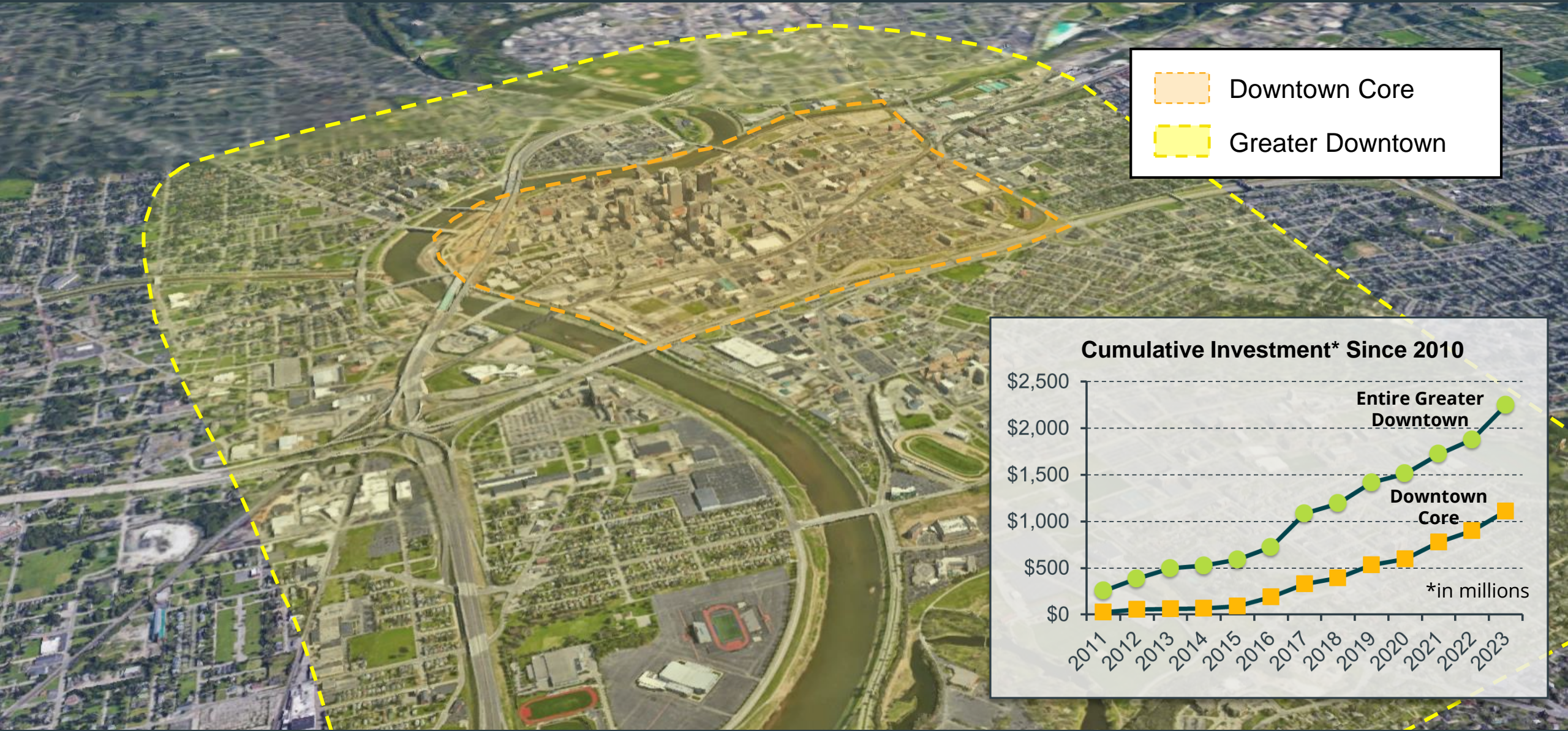


**GREATER DOWNTOWN INVESTMENT**  
(In millions of dollars since 2010)





# INVESTMENT IN DOWNTOWN DAYTON



**Since 2015: 75% of total investment in the Greater Downtown located in Downtown Core**



# DOWNTOWN DEVELOPMENT



Projects in Pre-Development



Projects Under Construction



Funded Infrastructure Projects

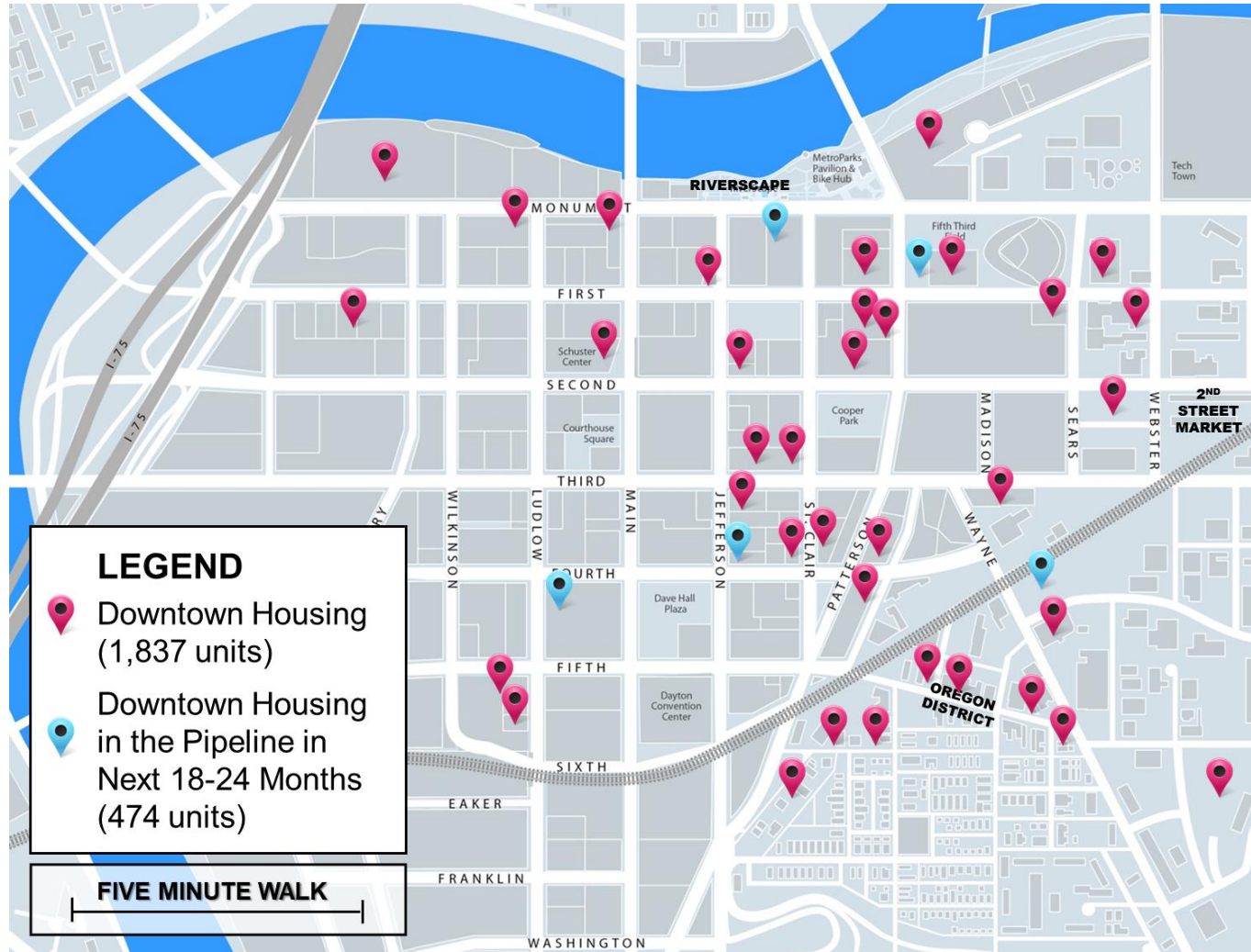
More than \$275 million in projects within two blocks of Main Street



DOWNTOWN DAYTON

**SPECIAL  
IMPROVEMENT  
DISTRICT**

# DOWNTOWN HOUSING GROWTH



**Riverfront  
Grande**

**Flats on  
Jefferson**





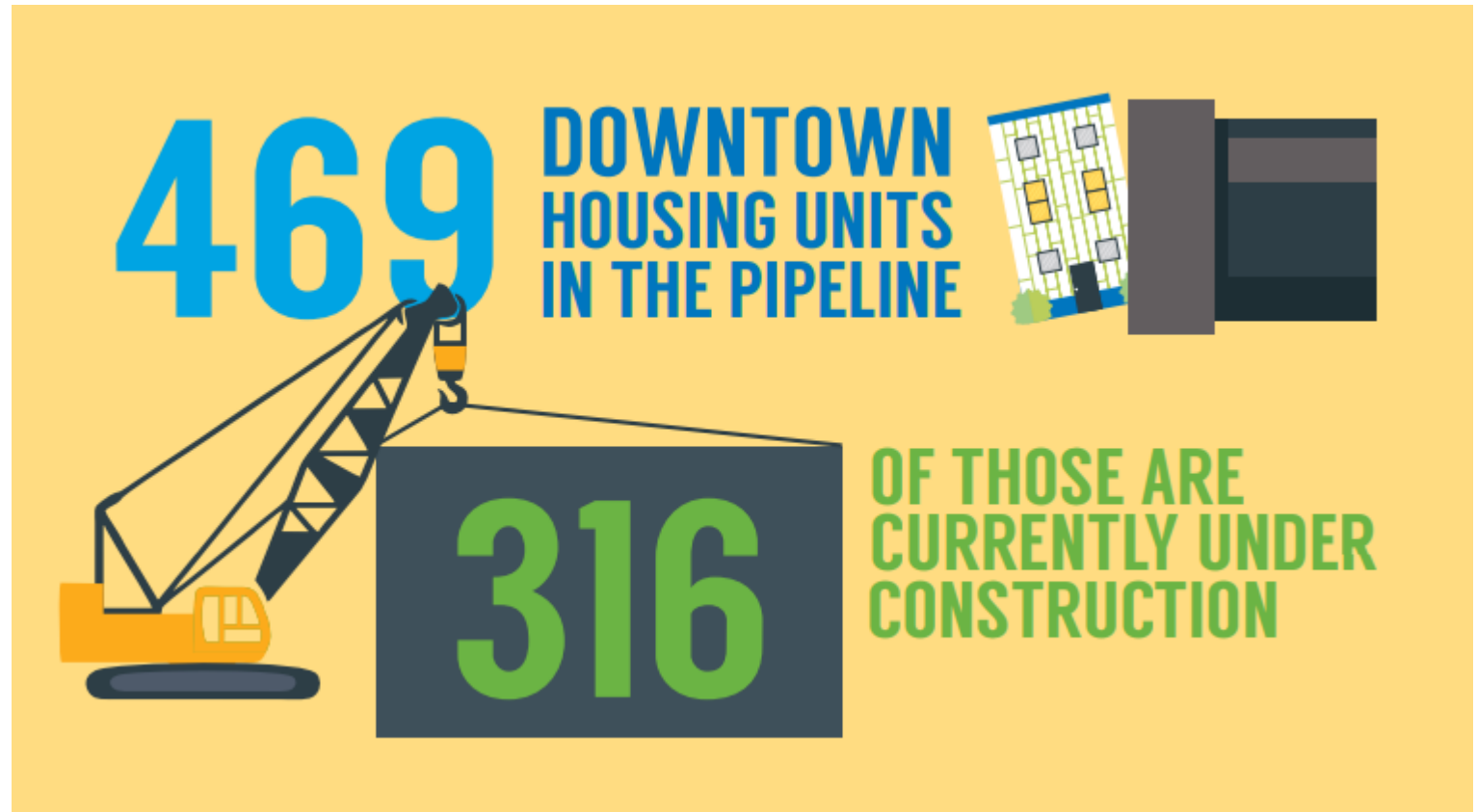
# DOWNTOWN HOUSING GROWTH



The Monument (125 units)

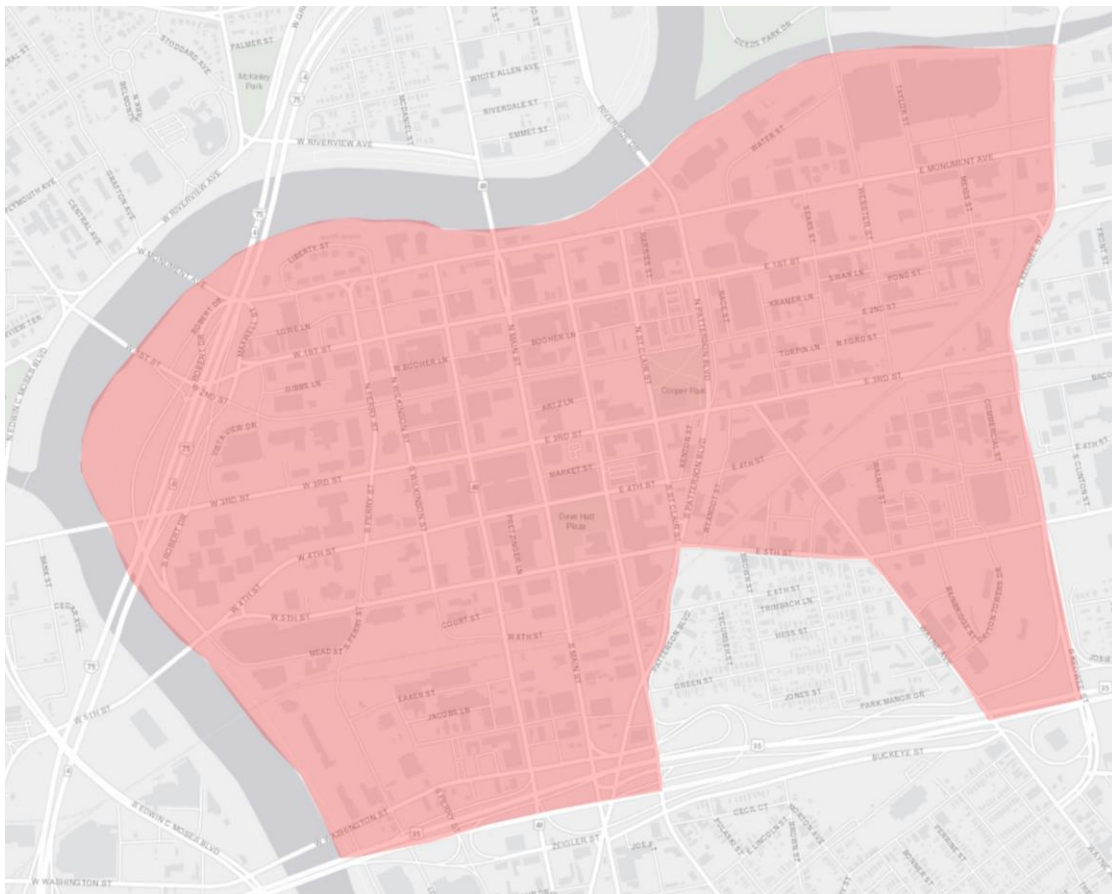


The 503 (158 units)



# POPULATION GROWTH

## Downtown Core Geography

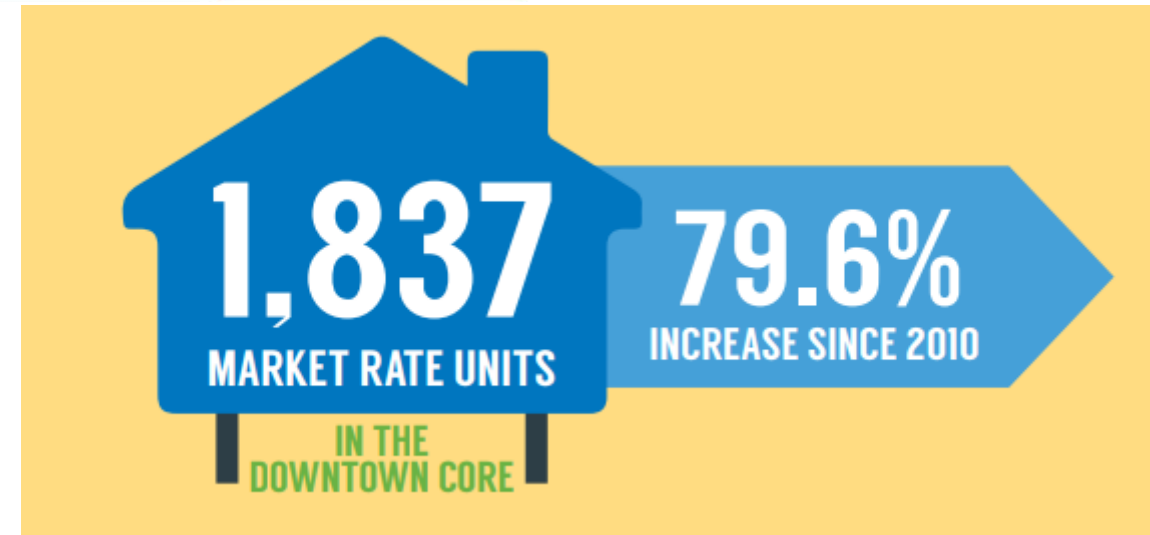


Year	Population*
2010 Census	2,333
2020 Census	2,930

\*NOTE: Population counts capture multi-family apartments, attached townhomes, and condos in the downtown core. When including the inner ring historic neighborhoods adjacent to downtown, total population is more than 25,000 within 1-2 miles of the downtown core.

# HOUSING MARKET DEPTH

- Residential market depth analysis conducted in 2017 to assess demand for urban living
- Leverages national housing preference data and comparison to benchmark cities
- Study results supporting downtown development planning



Downtown market under-built by:

**1350+**  
Apartment  
units

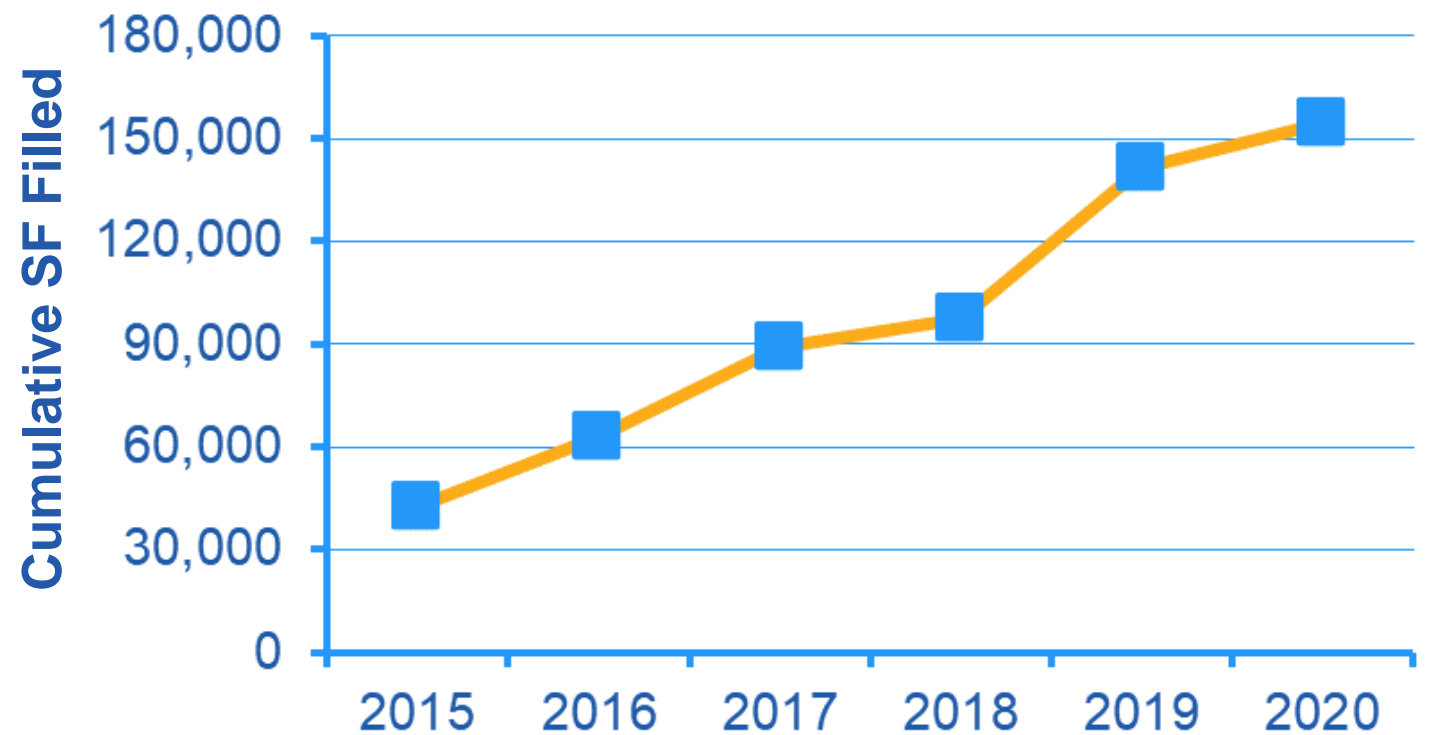
**950+**  
Owner-  
occupied  
units



# FIRST FLOOR OCCUPANCY

## FIRST FLOOR TRENDS 2022

AREA	OCCUPANCY GAIN (SF)
CBD	80,300
E. Third St.	22,000
Oregon District	3,800



154,000+ SF of first floor space filled since 2010; 34% gain in occupancy

# NEW BUSINESSES IN 2022



 First Floor  
Businesses  
Opened in 2022

 First Floor  
Business Coming  
Soon



**25 NEW FIRST FLOOR  
BUSINESSES IN 2022**



DOWNTOWN DAYTON

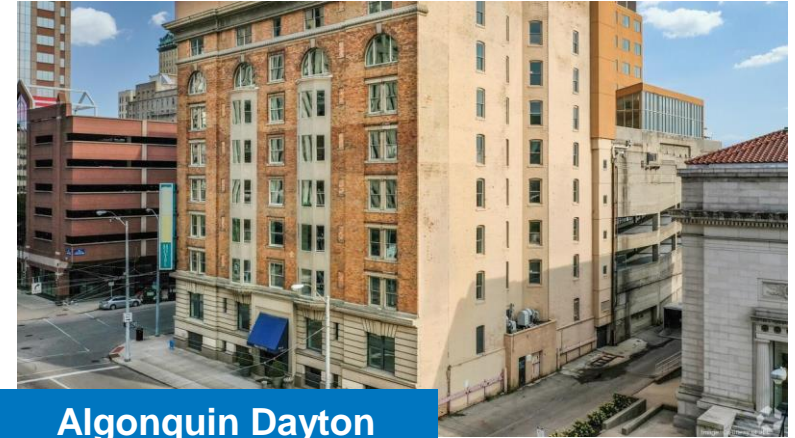
**SPECIAL  
IMPROVEMENT  
DISTRICT**



# MAJOR DEVELOPMENTS



**Dayton Arcade**



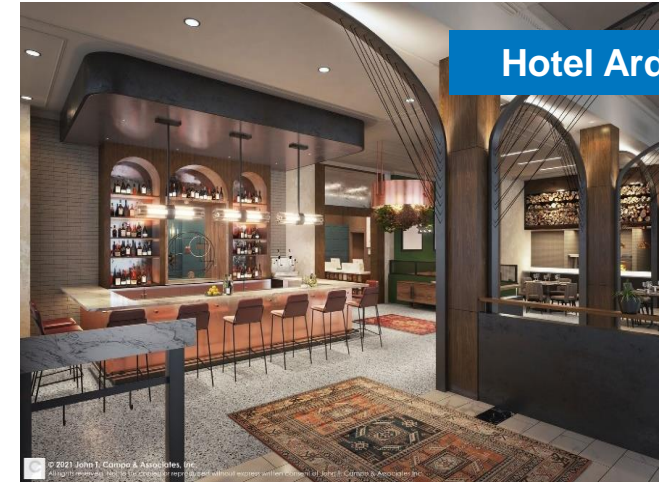


# HOSPITALITY DEVELOPMENTS

Hilton Garden Inn



AC Hotel



Hotel Ardent



Dayton Convention Center





# DOWNTOWN MARKET IMPACT

## RESIDENTIAL

- New apts averaging \$1.82 per SF per month; older units up +30-40% in rent since 2010
- Peak monthly rents of ~\$1.88 - 2.00 / SF
- Average price per square foot, owner-occupied: \$169



## FIRST FLOOR

- Higher pedestrian traffic areas and mixed-use developments: \$18-22 per SF triple net
- Lower pedestrian traffic areas: \$10-12 per SF triple net
- Significant increase in rates over past 3-4 years



## OFFICE

- New or renovated buildings with higher-end finishes: \$15-18/SF triple net or more
- Larger office towers: \$10-18/SF (depends on building class and floor) gross or modified gross

