



1-5 P.M.

FREE!

# DOWNTOWN HOUSING TOUR

MAY 11



A PROGRAM OF:



PRESENTED BY:



WELCOME TO THE  
**DOWNTOWN**  
**HOUSING TOUR!**

# INDEX

- 3.....Parking & getting around during the tour
- 4.....About the Housing Tour
- 6.....Housing Tour property list & map
- 8-13.....Tour property details
- 14.....Urban Amenities Fair - Courthouse Square
- 15.....Resident Experts - Courthouse Square
- 15.....CURIO & DORA beer sales - Courthouse Square
- 16.....Themed Walking Tours
- 17.....Other 2024 summer events
- 18.....Amenities map
- 20.....Take our survey, win \$\$!

# PARKING & GETTING AROUND

Use the **EasyPark** guide at [DowntownDayton.org](https://DowntownDayton.org) to find parking lots and garages – click on “Parking & Transportation,” or scan this QR code. →

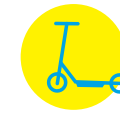


**All metered on-street spaces are free on weekends (and after 6 p.m. on weekdays).**



### WALKING

The Housing Tour is best experienced on foot. Reaching the next closest stop on the tour should take on average about 5-10 minutes!



### SCOOTERS

Download the Spin app and ride one of the orange scooters around downtown. *spin.app*



### RIDE THE FREE SHUTTLE

Hop on and off the bus at any of the designated Housing Tour stops. See map of stop locations on page 6.



### BIKING

Rent a Link bike from one of the many Link stations throughout downtown and ride to another station near your next destination. *linkdayton.org*





**Link Bike Special - The code "Housing Tour" will get you 10 free 45 minute trips to ride around downtown all day long on May 11.**



Powering  
community



For AES Ohio, community and corporate social responsibility focuses on creating an engaged, vibrant, welcoming region that is a great place to live and work. Empowering communities, energizing neighborhoods - your neighbor in energy.



[www.aes-ohio.com/community](http://www.aes-ohio.com/community)





# ABOUT THE TOUR

## WHEN & WHAT

The tour runs **1 to 5 p.m.** **Saturday, May 11.** Find all activities and descriptions in this booklet!

## WHERE

Start at **ANY** of the tour stops (see map on page 6). There is not a set order. Roam as casually as you'd like!

## HOW

**Walk, bus, bike, or scoot** to each stop. Tips on page 3.

## NEW THIS YEAR

Don't miss everything going on at **Courthouse Square**:

- See the new **CURIO** entertainment hub, hear about upcoming programming, and purchase a **DORA beverage**.
- Ask **Resident Experts** (in marigold shirts) all of your downtown living questions.
- Walk around the **Urban Amenities Fair** to check out goods and services available to downtown residents, including groceries, museums, medical services, drone delivery, theater, and more!
- Meet on the Square for all **themed walking tours** (*tours have limited space, see page 16 for descriptions and info*).
- Grab a bite from a **food truck**, listen to live **music** and relax with a cold beverage. Buy a **DORA beer** to take with you while walking the tour route!

## MORE DOWNTOWN HOUSING OPTIONS

This Housing Tour is just a sample of downtown's many housing options. To get the complete picture, look at the flyer in your goodie bag or use the handy **Housing Options directory** found on our website at [DowntownDayton.org/downtown-living](http://DowntownDayton.org/downtown-living).



# GETTING HUNGRY?



Check out our collection of places to eat and drink downtown. Find unique, local restaurants and bars to grab brunch, lunch, dinner, coffee, and boozy beverages! Scan the QR code to view an interactive map on your phone, grab a printed map at the Info Booth or from your goodie bag, or visit: [DowntownDayton.org/things-to-do/dining](http://DowntownDayton.org/things-to-do/dining)



Explore downtown Dayton with an adult beverage in hand.

Buy a DORA drink from a participating bar or from **CURIO** at Courthouse Square during the Housing Tour!

DORA map:



NOON-MIDNIGHT • SEVEN DAYS A WEEK  
[DowntownDayton.org/DORA](http://DowntownDayton.org/DORA)

# MAY 11 HOUSING TOUR MAP

Below are the locations you can explore on today's housing tour. Contact information and property details are on pages 8-13.

## For Rent

- A SCHAEFER BUILDING**  
607 E. Fifth St.
- B WHEELHOUSE LOFTS**  
210 Wayne Ave.
- C THE 503**  
503 E. Fourth St.
- D ST. CLAIR LOFTS**  
35 S. St. Clair St.
- E HOME TELEPHONE LOFTS**  
50 S. Jefferson St.
- F ELKS LOFTS**  
104 E. Third St.
- G PATTERSON LOFTS AT THE LIVERY**  
322 S. Patterson Blvd.

## Insider Look

- H COOPER LOFTS**  
Owner Occupied • 111 Harries St.
- I MANSION ON MONUMENT**  
Short Term Rental & Wine Retail  
136 W. Monument Ave.

## For Sale

- J STRATFORD HOUSE**  
Condos • 330 W. First St.

Explore housing stops in any order, or skip around!

## PARTY ON COURTHOUSE SQUARE

- Info Booth, goodie bags & maps
- DORA pop-up craft beer sales
- Resident Experts
- Themed Walking Tours meeting spot
- CURIO event hub
- Urban Amenities Fair
- Live entertainment
- Public toilet

*Units are available at most participating properties, but availability is subject to change. Check with property managers for the most accurate information.*



**LET'S EAT!**  
Find info on places to eat and drink on page 5.

- Housing Tour stop
- Courthouse Square (details on pages 14-16)
- Free shuttle route
- Shuttle pick up / drop off spot
- Link Bike Share station
- Public toilet



**FREE SHUTTLES** - Free housing tour shuttles will run from 1 to 5 p.m., making stops near each housing option on the tour. Hop on and off at any of the stops. A shuttle should be at each stop every 10-15 minutes.

Special thanks to the Greater Dayton RTA for providing the free Housing Tour shuttles!

DORA drinks not permitted on buses.



A

## SCHAEFER BUILDING

Rental • 18 total units • 607 E. Fifth St.  
937-672-1444 • [bit.ly/49EiDR2](https://bit.ly/49EiDR2)

The Schaefer building is located above multiple commercial spaces in the heart of the Oregon District, with restaurants, bars, and many other amenities within walking distance! Schaefer offers unique layout apartments with plenty of space and lots of historic charm. Live in one of downtown's most active entertainment districts!



C

## THE 503

Rental • 158 total units • 503 E. Fourth St.  
937-818-6809 • [the503dayton.com](https://the503dayton.com)

Various studio, one-bedroom, and two-bedroom floorplans, The 503 Apartments have unique layouts to fit every tenant's needs.

The apartment layouts at The 503 are all open floor plans with tall ceilings, large eat-in kitchens, spacious closets, and storage areas with contemporary, urban-loft finishes.

Large windows in each unit allow bright sunlight to shine in and offer gorgeous views of downtown Dayton. Depending on the apartment layout, tenants can expect three to six windows!



B

## WHEELHOUSE LOFTS

Rental • 40 total units • 210 Wayne Ave.  
937-818-6809 • [wheelhousedayton.com](https://wheelhousedayton.com)

More than just a housing complex! "Light filled, textural, artistic, and practical" come to mind as you tour these finely designed apartment homes. Ready for shared meals with friends, easy evenings listening to music and morning coffees watching life come alive through expansive windows, each unit offers a personality as unique as its inhabitants.



D

## ST. CLAIR LOFTS

Rental • 118 total units • 35 S. St. Clair St.  
937-222-9750 • [StClairLofts.com](https://StClairLofts.com)

Explore the versatile and spacious floor plans available at St. Clair Lofts. Our beautiful apartment community is located in Downtown Dayton near the popular Oregon District. Our one- and two-bedroom lofts feature exposed concrete and ventilation, high ceilings, and newly installed 10' windows. Ranging from 425 to 1,225 square feet, you can explore our currently available units and start your application online. Contact our leasing center to schedule a tour today!



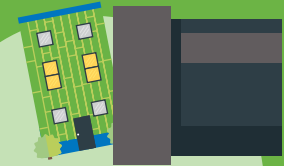
# DOWNTOWN BY THE NUMBERS

AS OF  
APRIL  
2024



**2,033**

**TOTAL MARKET RATE  
UNITS DOWNTOWN**



**117**

**MARKET RATE UNITS  
IN THE PIPELINE**



**2,955**

**TOTAL DOWNTOWN  
HOUSING UNITS**



**502**

**MARKET  
RATE UNITS  
CURRENTLY UNDER  
CONSTRUCTION**

**E**

## THE HOME TELEPHONE BUILDING LOFTS

**Rental • 19 total units • 50 S. Jefferson St.  
937-576-8766 •  
thewindsorcompanies.com/projects/  
home-telephone-building**

The Home Telephone Building welcomes residents with studio, one-bedroom & office, and two- and one-bedroom units for lease. Restored to its 1915 Romanesque revival glory, once The Ohio State Telephone Company, it's now a symbol of Windsor's pride in reclaiming history. Featuring exquisite lighting, satin brass fixtures, and elegant kitchens/ bathrooms that blend Art Deco with modernity. Quartz, marble, and porcelain adorn the interiors, complemented by raw wood beams. Beyond a home, it offers a lifestyle embodying sophistication and heritage. Inquire for more information on the exquisite Penthouse, available soon!



**F**

## THE ELKS LOFTS

**Rental • 21 total units • 104 E. Third St.  
937-930-4419 • fireblocksdistrict.com**

Located on the southeast corner of East Third and South Jefferson streets, The Elks Lofts forms the gateway of the Fire Blocks District. It was constructed in 1915-16 and rehabilitated in 1986. This five-story building features tripartite division red brick street facades and classical details, and was built by Adam Schantz (one of Dayton's most prominent, progressive civic leaders of the time). Thoughtfully designed one- and two-bedroom / one bath lofts are perfect for those seeking contemporary living, combining comfort and sophistication within a true historic building. Please inquire for more information on the exquisite Penthouse coming available soon!



**G**

## PATTERSON LOFTS AT THE LIVERY

**Rental • 18 total units • 322 S. Patterson Blvd.  
937-329-1881 • thepattersonlofts.com**

Keeping true to the history of the building and the Oregon District, yet ensuring that all modern-day convenience is offered, Patterson Lofts welcomes you to make this unique building your home.

Nestled within the vibrant heart of the city, this sleek and contemporary 18-unit residential complex stands as a testament to modern urban living. Designed with both style and functionality in mind, the building exudes an air of sophistication and comfort from the moment you set foot inside.



**H**

## COOPER LOFTS

**Private Residence - Not For Sale**  
**111 Harries St., Unit 203**

The Cooper Lofts are designed to provide a variety of housing styles, from mezzanine and townhouse units to flats and warehouse flats. Located next to the Dayton Metro Library and Cooper Park, as well as a variety of restaurants and bars. Come take a peek at this lovely condo!

This unit is not for sale, but has been graciously opened for viewing during the Housing Tour for those curious about these particular loft styles. The owner will be on site to answer your questions and offer a unique tour!

**I**

## MANSION ON MONUMENT

**Short Term Rental & Event Space**  
**3 total units • 136 W. Monument Ave.**  
**[themansiononmonument.com](http://themansiononmonument.com)**

This multifaceted mixed-use building boasts three luxurious suites, modern office spaces, and a curated selection of amenities for everyone to enjoy. The historic charm of the property has been meticulously preserved, while its utility has been innovatively enhanced to meet modern demands. The addition of a charming boutique store and wine shop further enriches the visitor experience. The building includes the third floor penthouse and two exquisite apartments on the second floor. Located in a sought-after area across from RiverScape MetroPark.

**J**

## STRATFORD HOUSE

**For sale • 50 total units • 330 W. First St.**  
**937-226-1630 • [stratfordhousesdayton.com](http://stratfordhousesdayton.com)**

Stratford House is a condominium community with two- and three-bedroom units. Enjoy spacious, newly renovated floor plans featuring high-end finishes. Amenities include garage parking, an indoor pet room with a washing station, a party room, and an outdoor pool deck. The renovated first-floor community space will soon boast a state-of-the-art gym, secure package room, conference room, and updated amenity space with a kitchen and movie area, all designed to enhance resident living.



# PARTY ON COURTHOUSE SQUARE

Urban Amenities Fair • Resident Experts • CURIO Event Hub • Food Trucks • Themed Tour Check In • Music • Info Booth • Beer • Toilets

## HOUSING TOUR URBAN AMENITIES FAIR

From 1 to 5 p.m., walk around Courthouse Square to get some practical (and fun!) info and freebies from various downtown businesses and amenities. Be sure to pick up a DORA beverage from CURIO to drink while you browse.

- **altafiber**  
provider for high speed fiber internet, TV, & home phone services
- **America's Packard Museum**  
automotive museum
- **Boonshoft Museum of Discovery**  
children's museum, science & technology center, zoo, planetarium
- **CenterPoint Energy**  
electric & natural gas utility
- **CrossFit Dayton**  
gym & personal training
- **Dayton Art Institute**  
museum of fine arts
- **Drone Express**  
drone delivery service provider
- **Gem City Market**  
full-service grocery store & deli co-op
- **Gem City Primary Care**  
family medical practice
- **The Human Race Theatre Company**  
professional regional theater
- **Link Dayton Bike Share**  
hub-based bike sharing system



### Courthouse Square Schedule, May 11

1-5 p.m. - Live music, Amenities Fair, food trucks, beer, Resident Experts, and more

1:45-2 p.m. & 2:45-3 p.m.  
- Pop up performance,  
The Human Race Theatre Co.

4:30 p.m. - Last call for beer

- **Modern Eye**  
eye care for busy professionals & families
- **The NEON**  
cinema offering mainstream & indie films, beer & coffee
- **Renewal by Andersen**  
local window & door experts
- **Sara Kaushal**  
author of Dayton Ghosts & Legends
- **Andrew Walsh**  
author of Lost Dayton

## RESIDENT EXPERT

ASK ME  
ABOUT  
DOWNTOWN  
LIVING!  
D

### Look for the marigold shirts!

What is it really like to live downtown? Find out from some of the people who live here! Learn what they love most (or least) about being downtown and ask them your burning questions. Resident Experts will be roaming around Courthouse Square for the duration of the Housing Tour, ready for you to approach them with questions. Strike up a conversation!

### NEW, PERMANENT INSTALLATION!

# CURIO

AT COURTHOUSE SQUARE

## Shipping container turned entertainment hub!

CURIO at Courthouse Square is poised to become the city's ultimate lunchtime hotspot, social hour haven, and community connection central, all rolled into one compact, yet captivating, container!

Enjoy free lunchtime fun every Tuesday through Thursday from noon to 2 p.m. at **CURIO Lunch Box**. Wednesday pop-ups from 4-6 p.m. will bring rotating events paired with DORA beverages at **CURIO Midweek Mix**.

**TODAY** - Purchase a DORA beer at CURIO and check out upcoming offerings. **Last call at 4:30 p.m.** No DORA on shuttle buses.



BUY DORA HERE!





# THEMED WALKING TOURS

May 11 only!



Take part in a FREE, guided walking tour! Limited availability. Inquire at the Downtown Dayton Partnership Info Booth on Courthouse Square to see if there are open spots.

Check in 10-15 minutes prior to tour start. Tours leave promptly at start time. Tours last 60-90 minutes. Must be able to walk or travel up to two miles of city sidewalks to take part in most tours.

### Tours at 1 & 3 p.m.

- Architecture Tour
- Shopping Tour
- Sketch & Walk

### Tours at 2 & 4 p.m.

- Ghost Tour
- Mural Tour
- Pedal Wagon Bar Crawl

## Want more tours?

Any day, any time!

You can always take yourself on a self-guided walking tour!

## SELF-GUIDED TOURS

Explore downtown Dayton on your own with these easy, themed tours you can do right on your phone. Download the free Roamli app and get started! Find instructions at [DowntownDayton.org](http://DowntownDayton.org) by clicking "Things to Do," then "Self-Guided Tours," or scan this QR code.

### Current offerings:

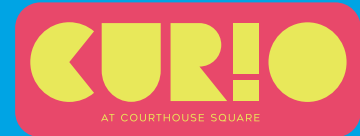
- Outdoor Public Art
- Downtown Brewery & Distillery
- Espresso & Treats



# OTHER SUMMER EVENTS



The Downtown Housing Tour is part of the **AES Ohio Summer in the City** event series. For more signature events, download a **Summer Events and Activities Guide** at [DowntownDayton.org](http://DowntownDayton.org), or pick one up at an Info Booth or downtown business. You can also find an events calendar that's frequently updated at [DowntownDayton.org](http://DowntownDayton.org).



**NEW!** Shipping container turned entertainment hub on Courthouse Square! Find programming at [DowntownDayton.org](http://DowntownDayton.org). More info on page 15.



Saturday, June 29

Gather your team and explore downtown Dayton businesses and sites in a scavenger hunt for the chance to win prizes!



Saturday, August 3

Discover hundreds of Dayton artists, the Art Bazaar, live performances, demos, hands-on activities, kid crafts, & more!

# HOW MANY DOWNTOWN?

- DRY CLEANERS = 1**
- LIBRARIES = 1**
- PET SUPPLY SHOPS = 2**
- HOTELS & LODGING = 8**
- GROCERY OPTIONS = 9**
- SPORTS, RECREATION & PARKS = 9**
- AUTO SERVICE & SUPPLIES = 10**
- GALLERIES & MUSEUMS = 13**
- FITNESS & WELLNESS = 14**
- BANKS & FINANCIAL SERVICES = 20**
- EDUCATION SERVICES = 22**
- HEALTH CARE = 33**
- COMMUNITY SPACES & CHURCHES = 40**
- HOUSING DEVELOPMENTS = 46**
- RETAIL STORES = 50**
- MEETING & BANQUET VENUES = 69**
- DINING = 98**
- PROFESSIONAL SERVICES = 298**



# DOWNTOWN AMENITIES



## POINTS OF INTEREST

- 1 2nd Street Market
- 2 America's Packard Museum
- 3 The Benjamin & Marian Schuster Performing Arts Center
- 4 The Contemporary Dayton
- 5 Cooper Park
- 6 Courthouse Square
- 7 Day Air Ballpark
- 8 The Dayton Arcade
- 9 The Dayton Art Institute
- 10 Dayton Convention Center
- 11 Dayton Metro Library
- 12 Dayton Theatre Guild
- 13 Fire Blocks District
- 14 K12 Gallery for Young People & TEJAS
- 15 Levitt Pavilion Dayton
- 16 The Human Race Theatre Company at The Loft Theatre
- 17 The International Peace Museum
- 18 Memorial Hall
- 19 The Neon movie theater
- 20 The Old Court House
- 21 Oregon District
- 22 PNC Arts Annex
- 23 RiverScape MetroPark
- 24 RiverScape River Run
- 25 Roger Glass Stadium
- 26 RTA Wright Stop Plaza Transit Center
- 27 Sinclair College
- 28 Victoria Theatre
- 29 Water Street District

This is just a sample of what downtown has to offer! To see more, use our **Find It Downtown** search tool at [DowntownDayton.org](http://DowntownDayton.org)

How did you like the tour? ❤️



We'd love your feedback!

Scan the QR Code to take a quick survey of your experience on the Housing Tour. Four lucky people will win \$50 in Downtown Dollars!

*The Downtown Housing Tour is a program of:*



**DOWNTOWN  
DAYTON  
PARTNERSHIP**

[DowntownDayton.org](http://DowntownDayton.org) • 937.224.1518

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