



# Crest

Commercial Realty

## Medical/Office

### FOR LEASE

77 E Woodbury Dr., Dayton, OH 45415



## Property Highlights

- Well-positioned, move-in ready medical/office condo.
- First-floor suite is 6,000 SF.
- Corner position with separate entrance offers easy access.
- Large waiting room, dedicated exam rooms, private offices and common staff area with kitchenette.
- Light and bright with neutral decor and windows throughout the space.
- Plentiful parking with convenient patient drop-off lane.
- Excellent visibility and prominent signage.
- Located 2 miles south of I-70, 4 miles north of the Dayton CBD, and 10 minutes south of Dayton International Airport.
- Lease Rate: \$12/SF, NNN.



## Nick Miller-Jacobson

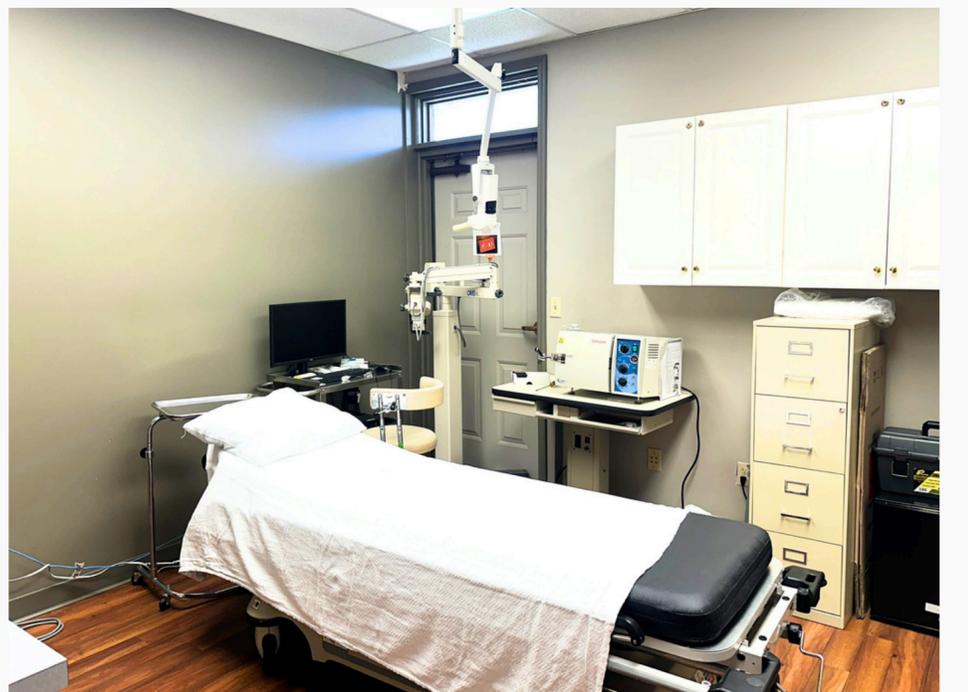
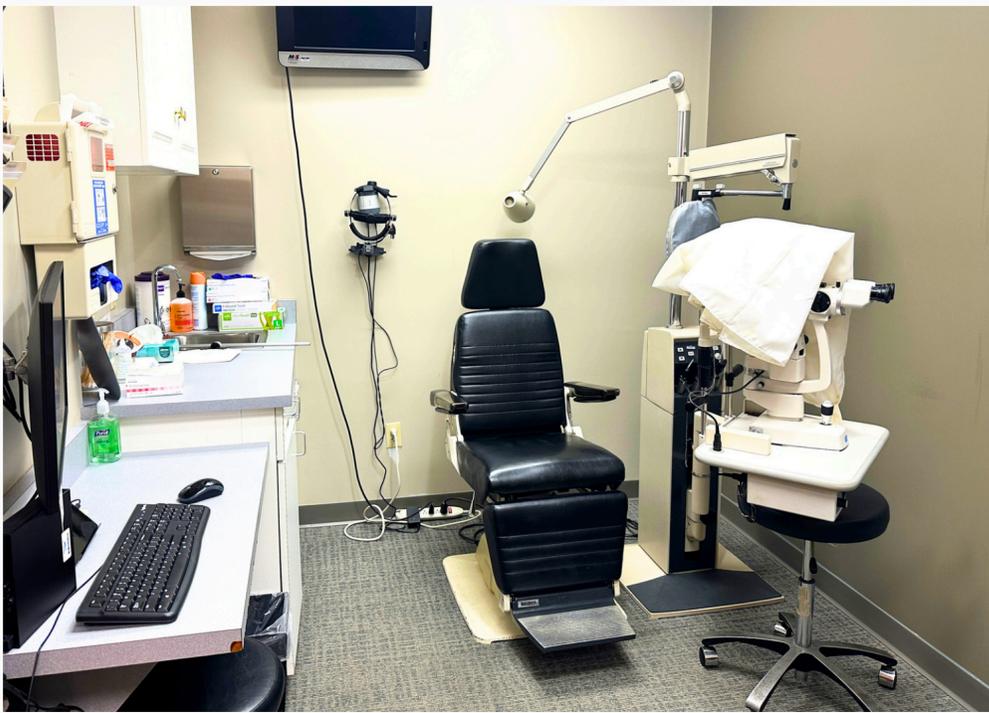
937-222-1600, ext 105  
nick@crestrealtyohio.com





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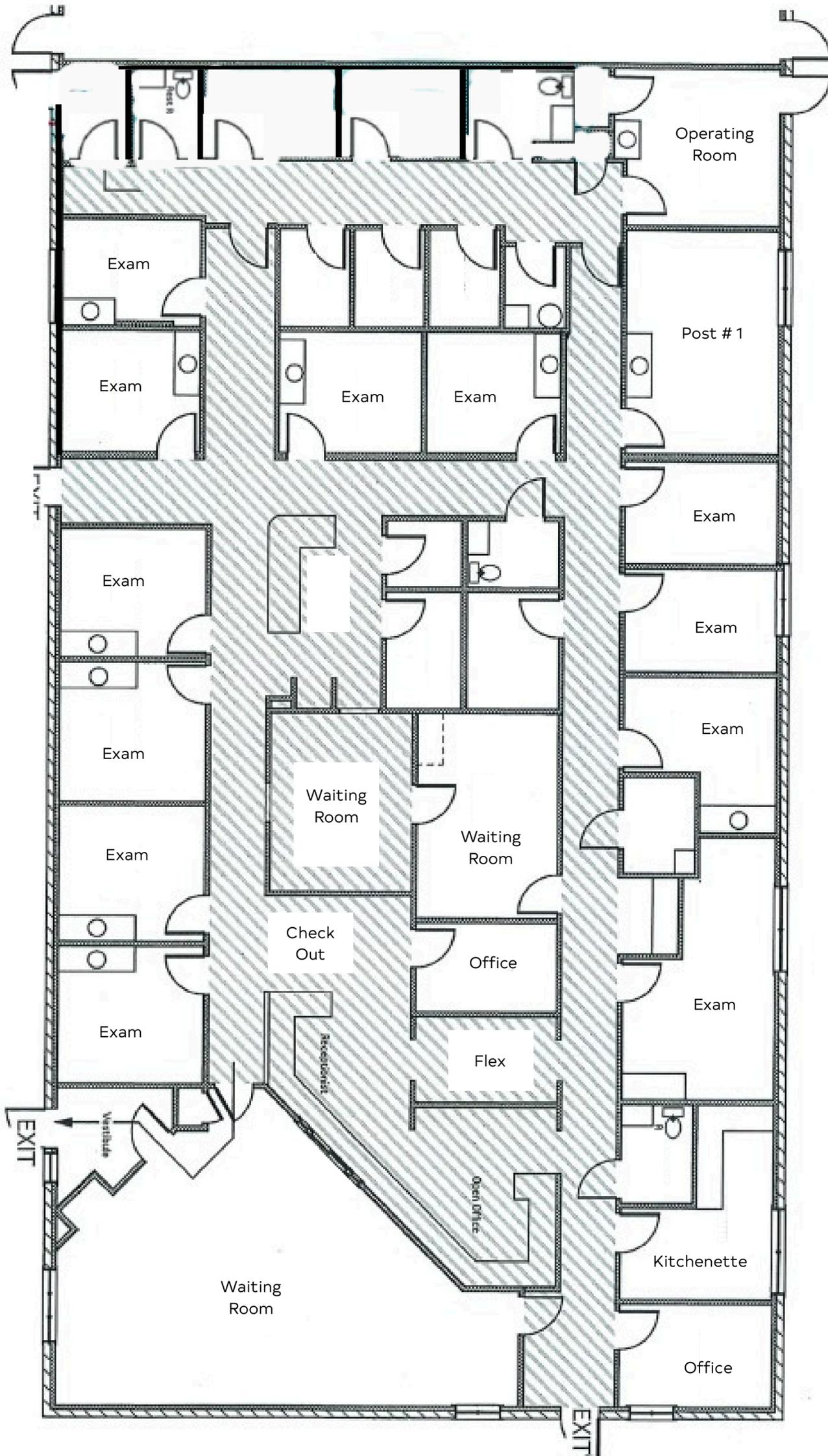
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## Location & Demographics

2 mile

5 mile

10 mile



2024 Population

20,000

135,018

397,434



Medium Home Value

\$151,637

\$118,962

\$139,303



2024 Households

8,890

58,987

166,863



Average Household Income

\$71,360

\$62,629

\$69,744

