



Crest
Commercial Realty

Medical / Office

FOR LEASE

FREE RENT!

Ask about our free rent promotion ~ up to 6 months available!

1475 - 1495 W. Main St
Tipp City, OH 45371



Property Highlights:

- **Perfect for Medical Professionals!**
- Multi-unit building located just minutes from I-75.
- Move-in ready with high-end finishes.
- Prominent signage visible from W. Main St.
- Convenient parking, easy access.
- Two suites available:
 - 1479 ~ 1,509 SF
 - 1487 ~ 2,504 SF
- Existing reception area/waiting room, private offices and exam rooms in both suites.
- Lease Rate: \$16.50 SF/MG

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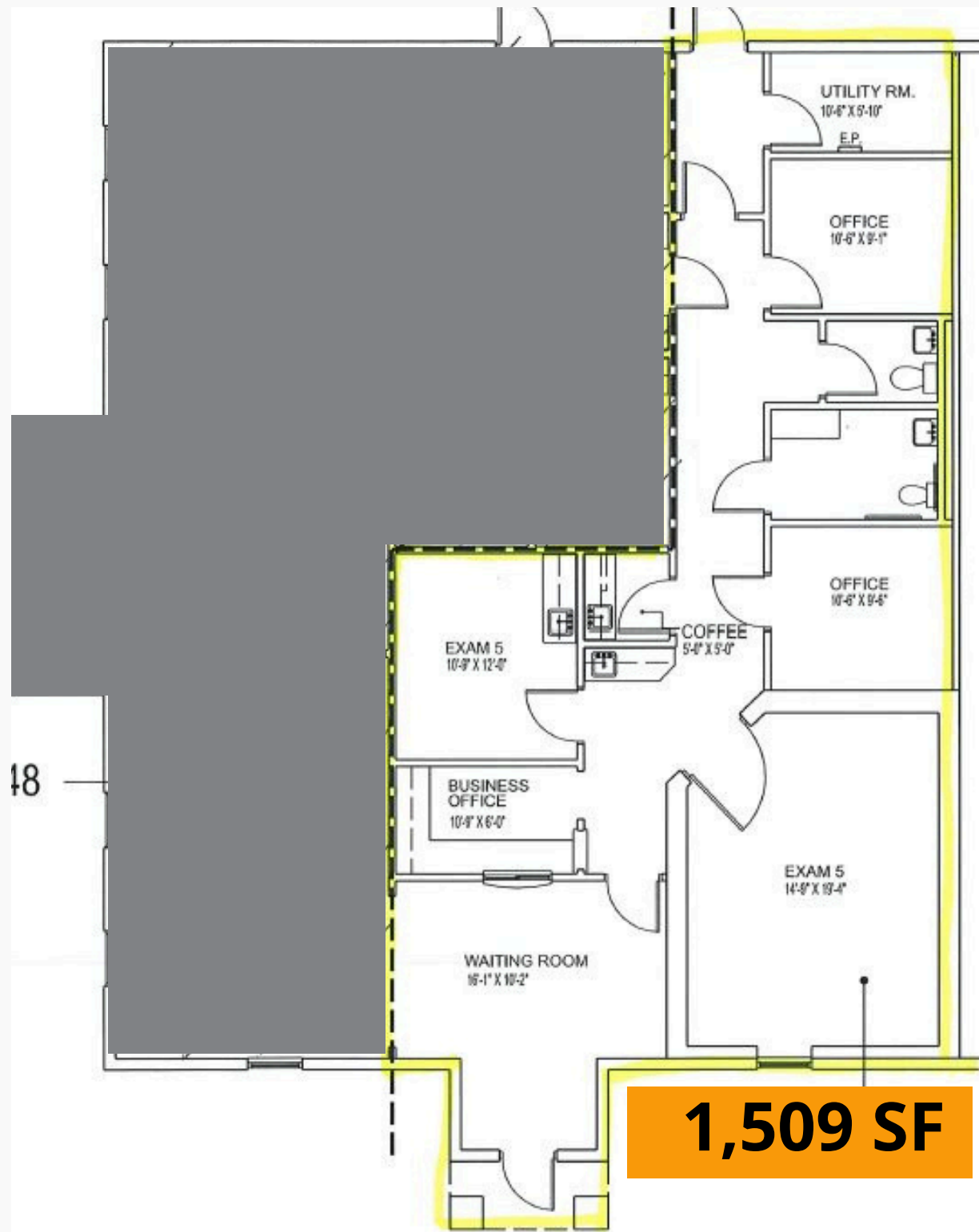
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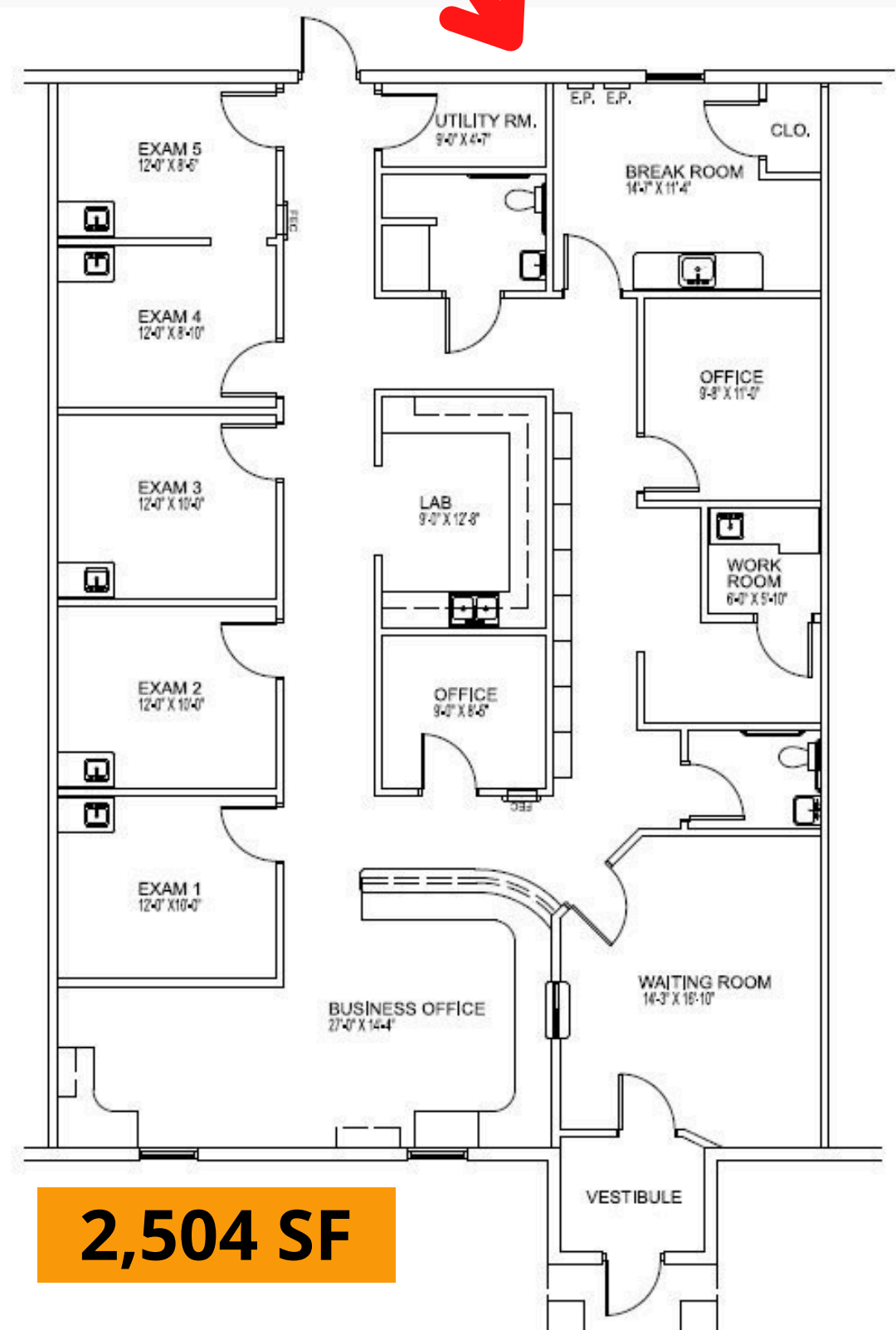
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PROFESSIONAL BUILDING
Street, Tipp City, OH 45371

SQUARE FOOTAGES PERFORMED USING
ANSI / BOMA STANDARD
THIS DRAWING COMPLETED WITH LIMITED
FIELD OBSERVATION, VERIFY ALL DIMENSIONS



TIPP CITY PROFESSIONAL BUILDING
1487 West Main Street, Tipp City, OH 45371

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DEMOGRAPHICS

	2-mile	5-mile	10-mile
Population			
2022 Population	12,951	32,217	176,374
2027 Projection	13,577	33,725	179,874
Age			
2021 Population	43	42	41
Household Income			
2021 Avg Household Income	\$96,835	\$94,967	\$79,974
2021 Med Household Income	\$75,683	\$75,396	\$66,209
Housing Value			
Medium Home Value	\$191,129	\$192,479	\$154,479

*Demographics provided by CoStar Group, www.costar.com, 2022 dataset