

# 5208 SPRINGBORO PIKE

# FOR SALE

Dayton, OH 45439

\$ 170,000



## PROPERTY HIGHLIGHTS

- 1st Floor Suite 909 SF , 2nd Floor 616
- CAP rate 7.5 tenant occupied
- Basement 864 SF
- 1st Floor 3 Offices 2 Bathrooms
- 2nd Floor 2 Offices, kitchenette and 1 bathroom
- Great Visibility and Traffic Volume

**Birgit Ferguson**

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[HRCommercial.com](http://HRCommercial.com)

**HRI**  
Commercial Realty

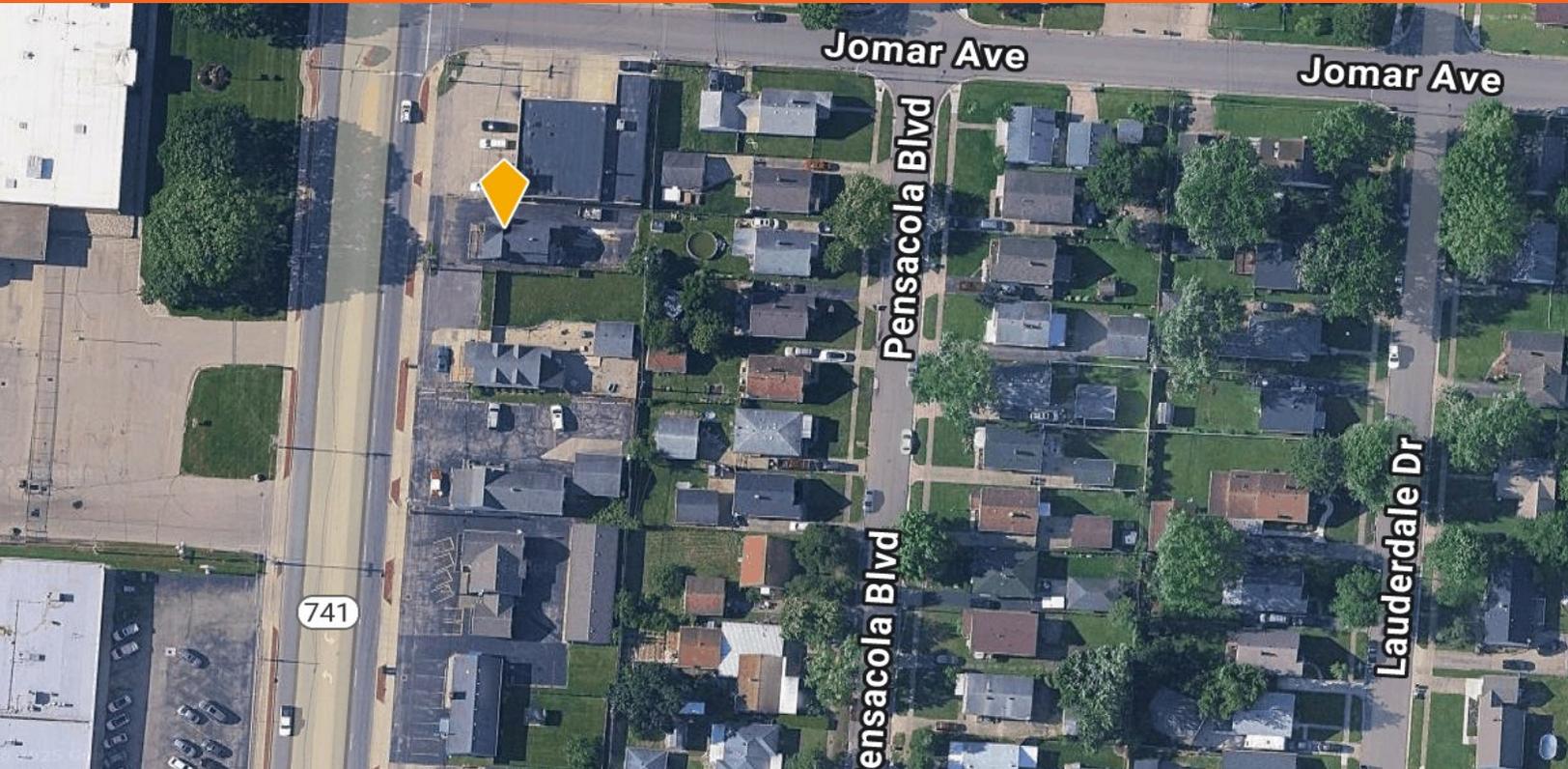
The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as-is". The submission may be modified or withdrawn at any time by the property owner.

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## DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
2024 Population	25,618	163,847	507,603
2024 Estimated Household Income	\$75,880	\$82,594	\$82,914
2025 Traffic Volume	Springboro Pike	25,252	



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## 1st Floor



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## 2nd Floor



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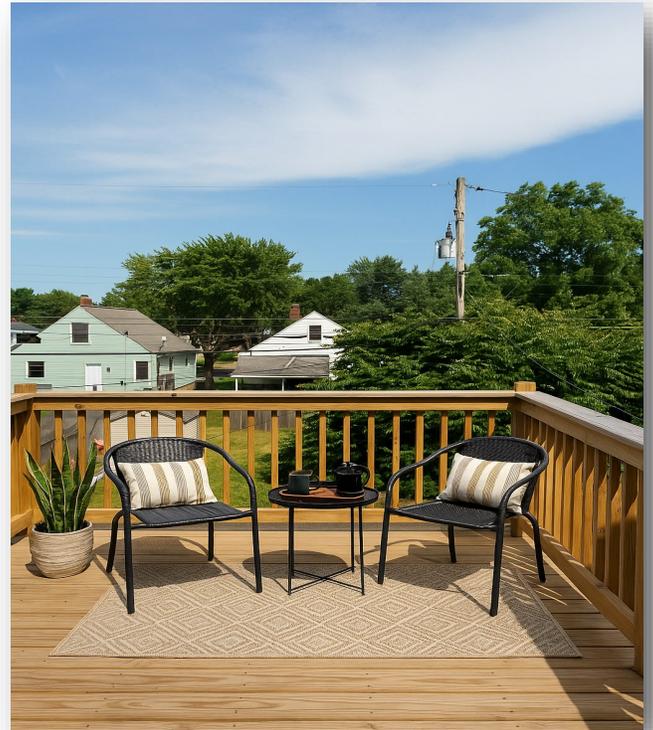
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## 2nd Floor Suite



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