



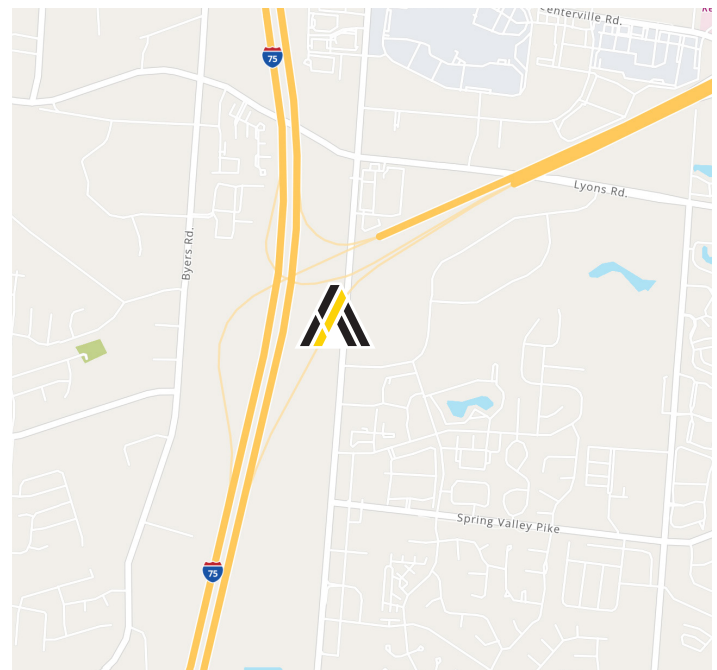
## 9009 N. Springboro Pike

Miamisburg, Ohio 45342

**SALE PRICE:**  
**\$1,250,000**

### Property Highlights

- 10,275± SF Class A Office
- Single tenant building with the ability to demise into 3 suites
- Recent renovations include LED lighting, paint, landscaping, and roof (2024)
- Visible to more than 45,000 cars per day (on Springboro Pike and I-675 combined)
- 35± Parking spaces
- Zoning O-2: General Office District
- Located in Miami Township - No City Income Tax!



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## Photos



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



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This detailed floor plan shows a building layout with the following rooms and dimensions:

- Top Section:** Two OFFICE rooms (10'-0" x 10'-0" and 10'-0" x 10'-0"), a CONFERENCE room, and a large outdoor area with a WOOD DECK, two BENCHes, and MECHANICAL EQUIPMENT.
- Middle Section:** A RECEPTION/ WAITING area (23'-9" x 23'-2"), a central core with ELEC, MEN, WOMEN, JAN, and FURN rooms, and several OFFICE rooms (11'-4" x 10'-0", 8'-0" x 8'-0", 11'-4" x 9'-0", 8'-0" x 12'-0", 17'-11" x 12'-0", 8'-0" x 12'-0", 8'-1" x 9'-0", 8'-10" x 9'-0", 8'-10" x 9'-0", 8'-10" x 9'-0", 8'-10" x 9'-0").
- Bottom Section:** A PHONE room (8'-0" x 8'-0"), a FILE AREA, a KITCHEN (11'-0" x 13'-0"), a UTILITY room (UTL), two DARK ROOMS (12'-0" x 27'-0" and 10'-3" x 8'-1"), and a large OFFICE/ CONFERENCE room (23'-10" x 17'-10").
- Other Features:** A STORAGE area, a VESTIBULE, and a large outdoor area with a WOOD DECK and BENCHes.

The plan is oriented with a grid system (1-5 horizontally, A-D vertically) and includes a scale bar (0' to 30'). A dashed line indicates the 'EDGE OF PAVING'.

741

21,825 CPD

675

24,303 CPD

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## Aerial

