

welltower

MEDICAL OFFICE SPACE
FOR LEASE

Click or Scan Below



For Information:

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Dayton Heart Center

1530 NEEDMORE ROAD | DAYTON, OH

medicaloffice.welltower.com

EXECUTIVE SUMMARY

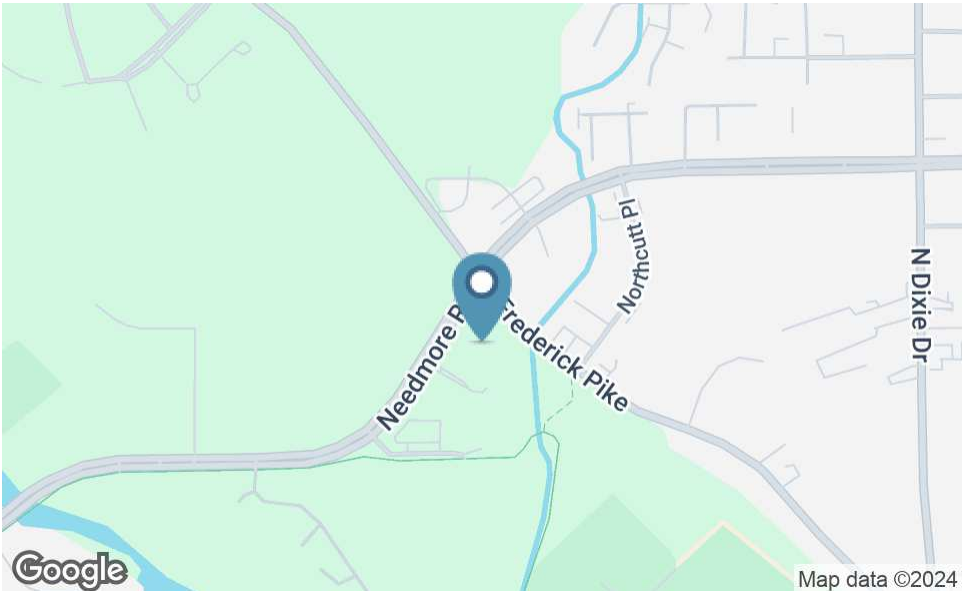


Location Description

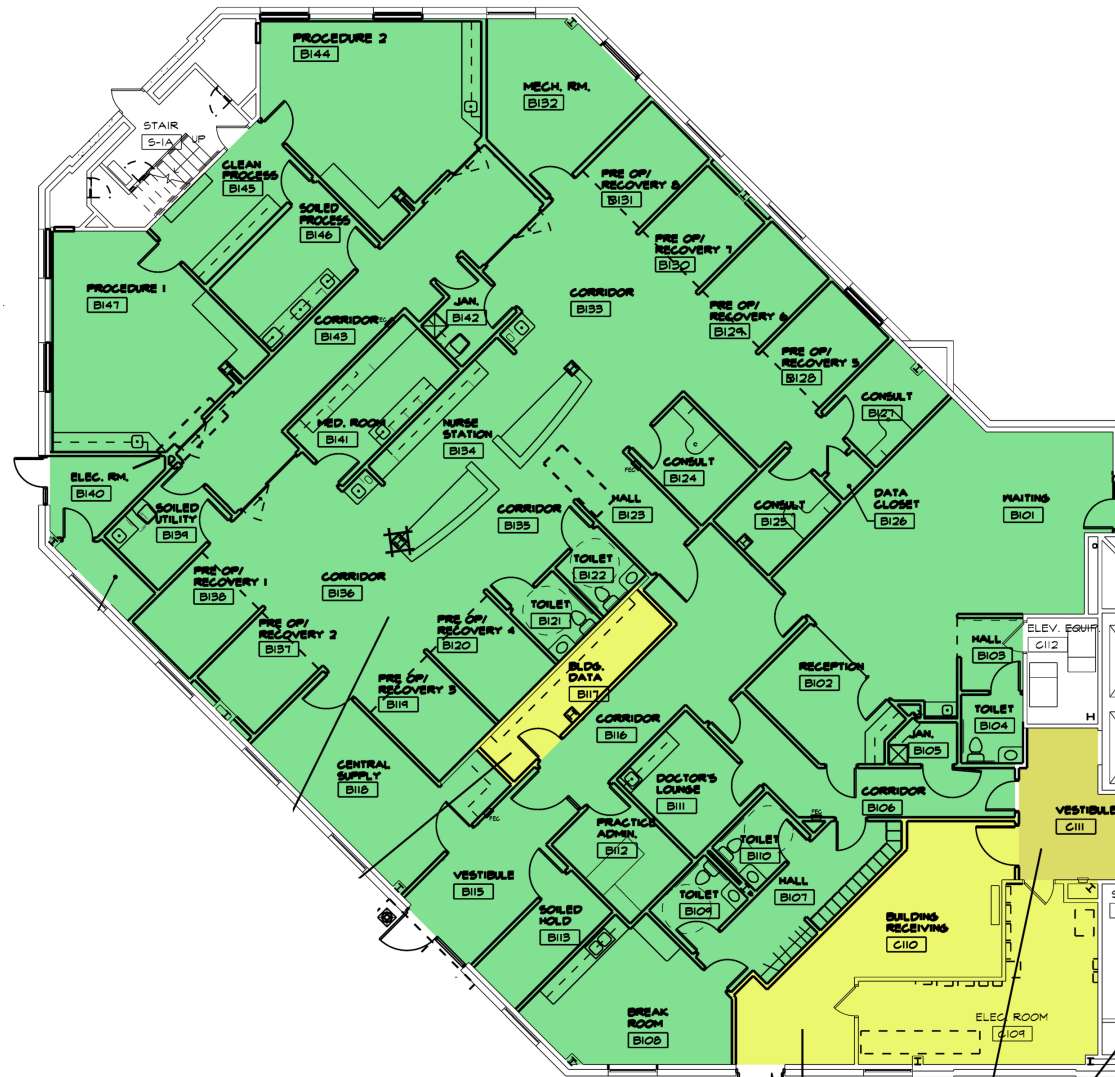
Located north of downtown Dayton, Ohio.

Property Highlights

- Abundant surface parking
- Dedicated patient drop-off drive
- Current tenants include primary care, gastroenterology, and cardiology
- Generous tenant improvement allowance available



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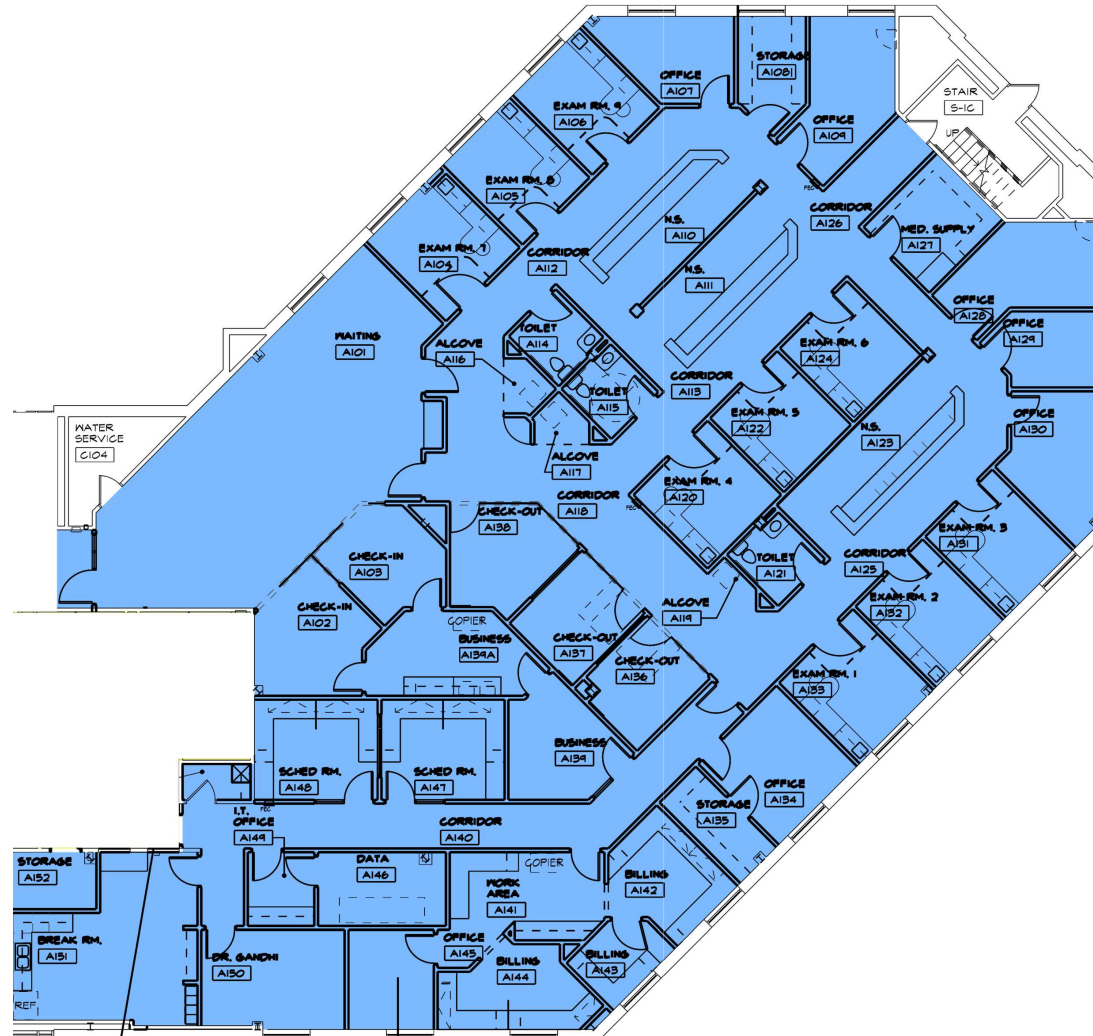


SUITE 100

9,336 RSF

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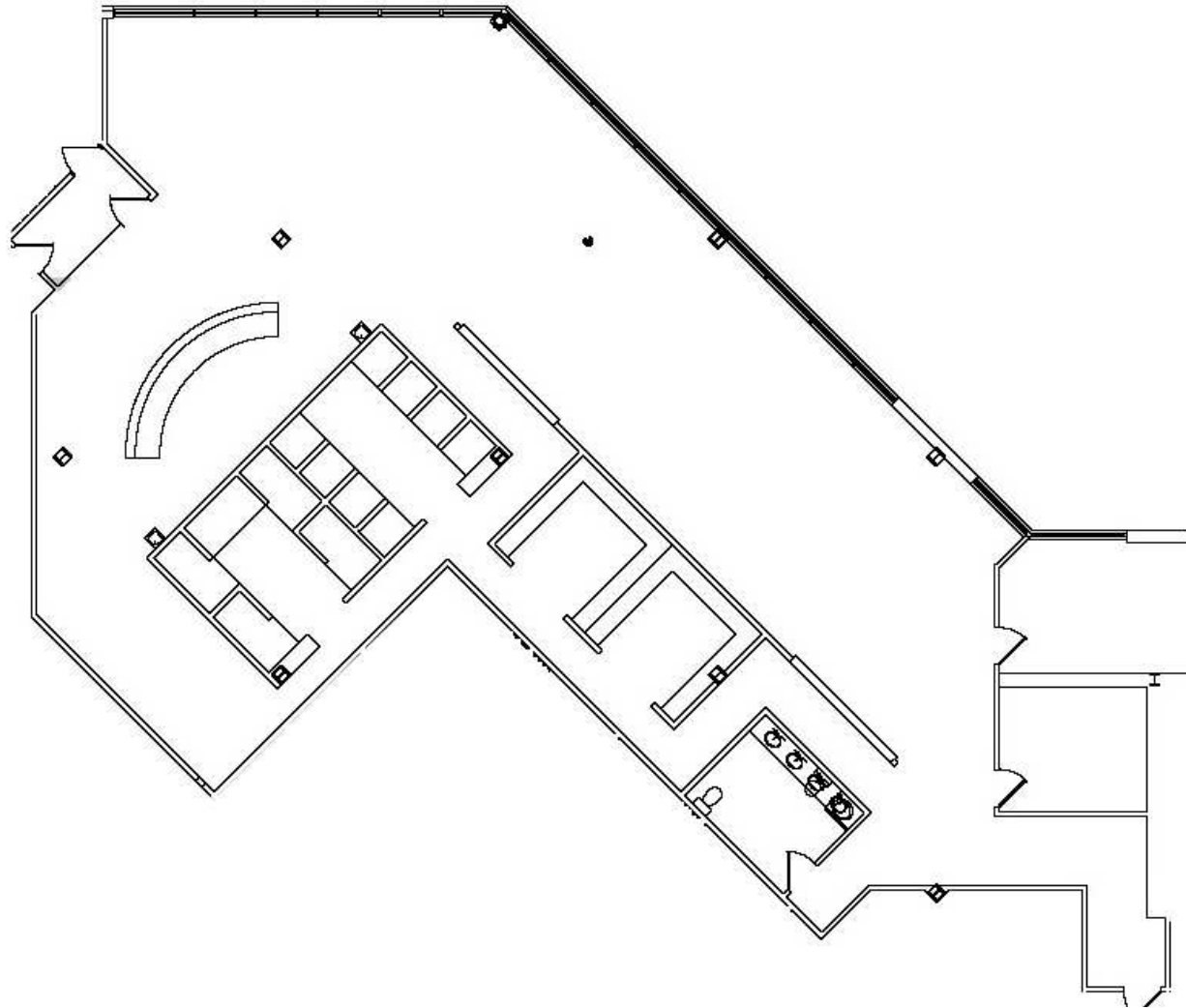


SUITE 101

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SUITE 201

4,863 RSF

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DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	7,824	61,028	165,400
Average Age	35.3	37.8	38.9
Average Age (Male)	38.0	36.3	37.0
Average Age (Female)	35.1	39.2	40.5

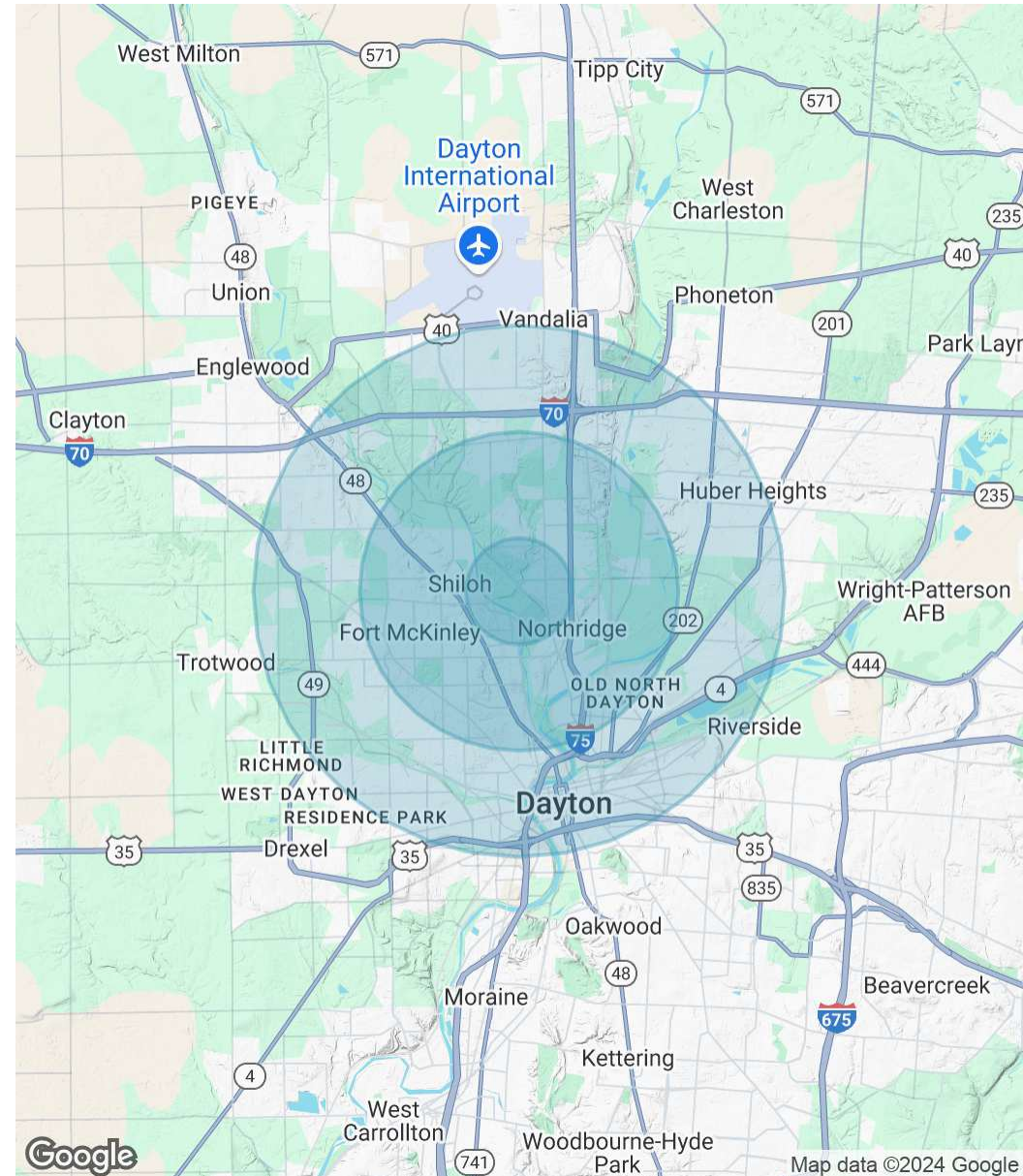
Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,597	26,504	70,260
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$35,866	\$44,464	\$45,030
Average House Value	\$100,570	\$115,904	\$119,441

Race

	1 Mile	3 Miles	5 Miles
% White	55.6%	47.0%	47.6%
% Black	39.0%	48.6%	48.6%
% Asian	0.0%	0.2%	0.5%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.3%	0.1%	0.1%
% Other	2.3%	1.1%	1.0%

2020 American Community Survey (ACS)



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