



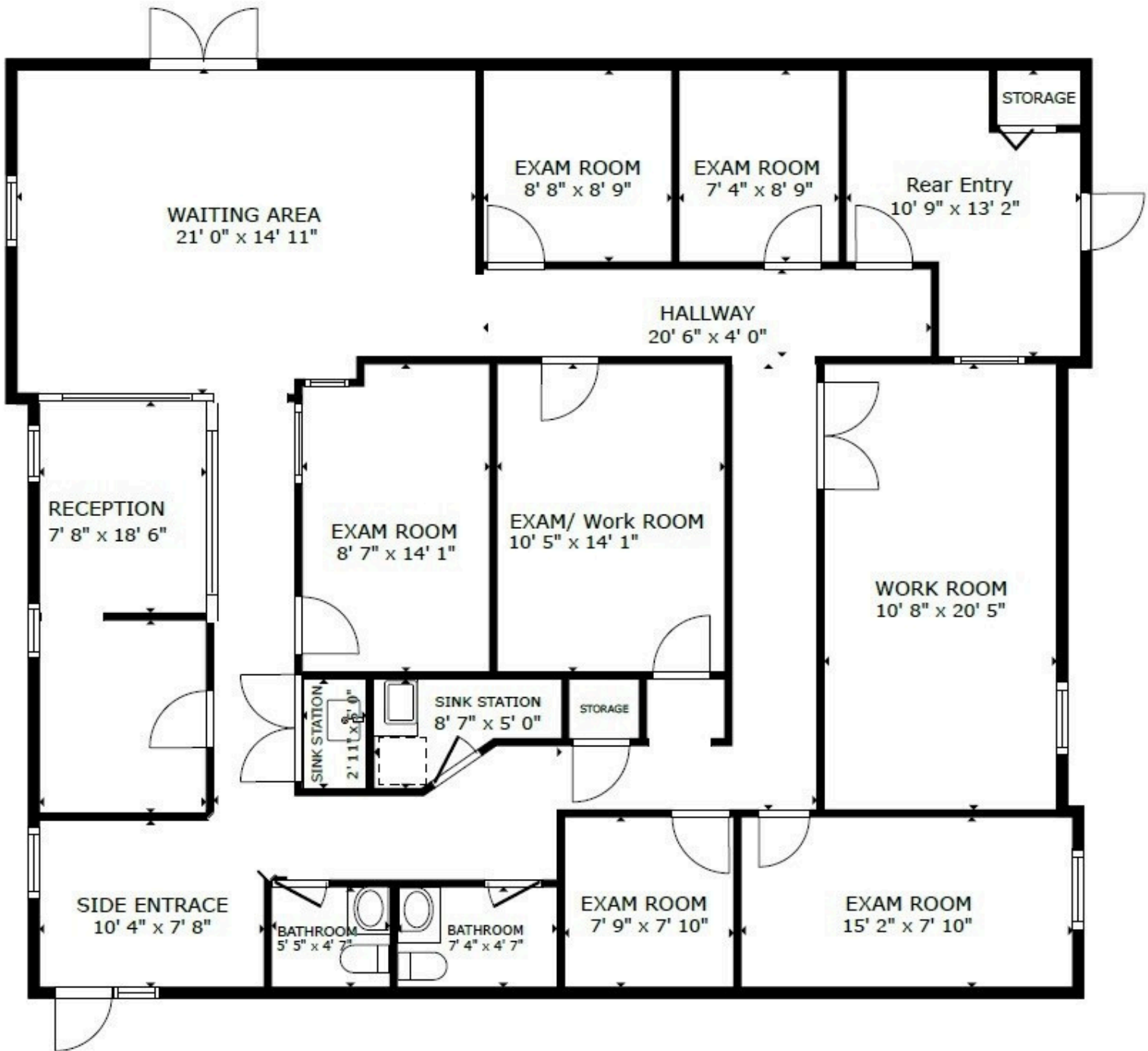
FOR LEASE | 3572 DAYTON-XENIA RD
BEAVERCREEK, OH 45432

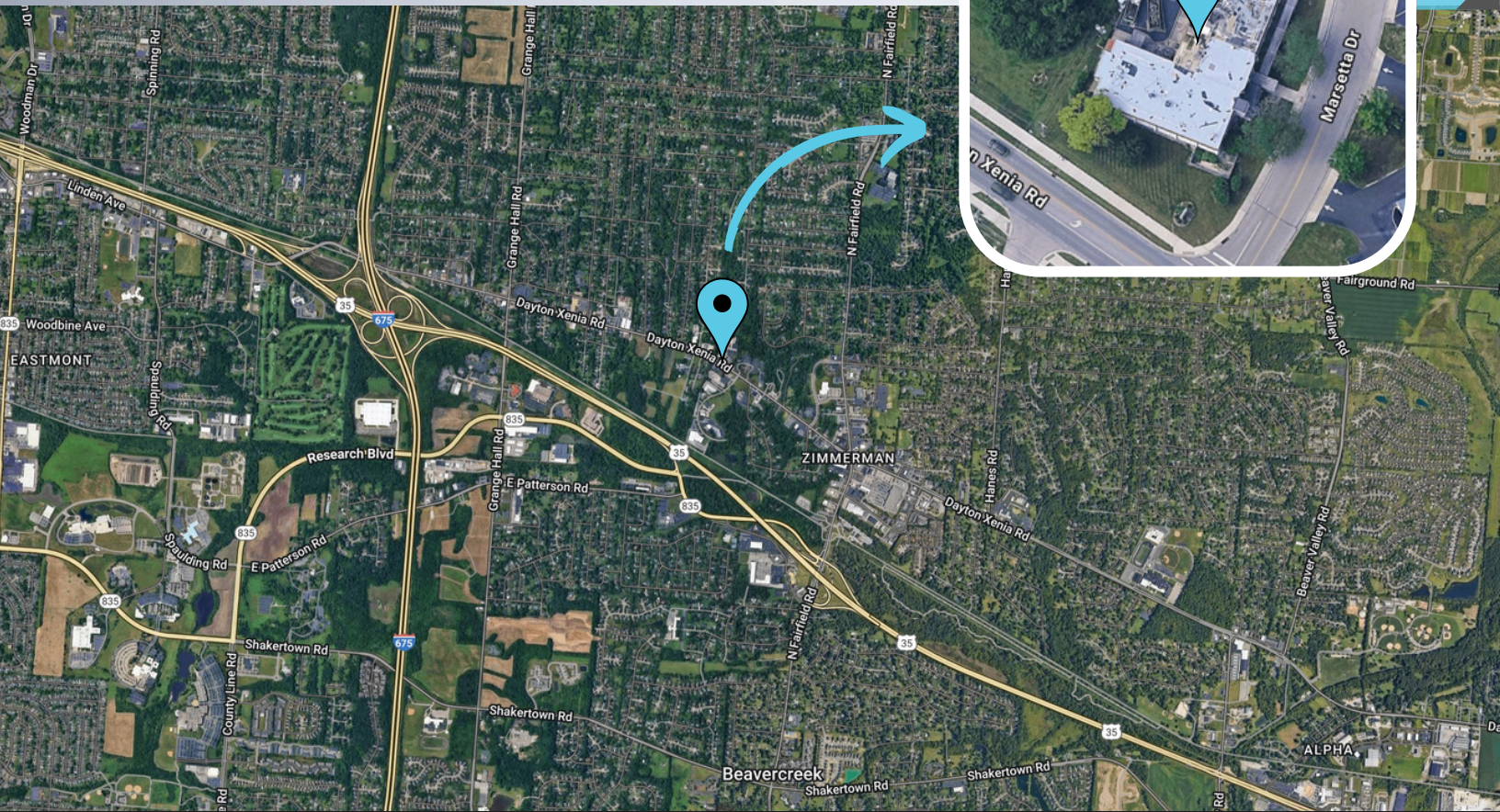
Property Highlights

- Approximately 2,200 SF well maintained Medical/ Lab/ Professional Office Space
- Atrium Entrance, Separate ADA Entrance, and Private Rear Entrance
- City of Beavercreek, OH - No City Income Tax!
- Easy to Find with Abundant At-Grade Level Off-Street Parking
- High Visibility Landmark Location
- Central Air and Heating
- Built-out as 6-7 Exam Rooms/ Offices, 1-2 Work Room(s), 1-2 Conference Room(s), Reception Area/Workstation with large Waiting Room, 2 Private Restrooms and more!
- Easy Access to all things Beavercreek, US 35, I-675, WPAFB, and WSU



Floor Plan





3572 DAYTON-XENIA RD | FOR BEAVERCREEK, OH 45432 | LEASE

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,859	48,607	154,044
HOUSEHOLDS	1,845	19,573	65,745
HH INCOME	\$105,343	\$97,480	\$65,745



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