



# Office / Retail

**FOR LEASE**

8963-8967 Kingsridge Dr., Miamisburg, OH 45342



## Property Highlights

- Perfect location for office or retail!
- L-shaped, multi-unit center is situated in a busy south suburban retail area.
- Prime location is just off 741 behind the Dayton Mall.
- Proximity to I-75 and I-675.
- Two suites available - can be combined for up to 9,600 SF.
- Monument signage and negotiable tenant allowance available.
- 8963A/B is situated a corner position with ample parking in front - 5,575 SF.
  - Former Protea Behavioral Health Counseling.
  - Unit offers a mix of private offices, conference rooms, and flexible space with open kitchenette.
  - Updated flooring throughout.
  - Glass vestibule entrance.
- Lease Rate: \$11.50/SF + maintenance and utilities



- 8967 is adjacent to 8963 and offers an additional 4,025 SF.
  - Current tenant is a dance studio.
  - Open, flexible space.
- Lease Rate: \$11.50/SF + maintenance and utilities

## Nick Miller-Jacobson

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# Crest

Commercial Realty

8963A & 8963B Kingsridge Dr.

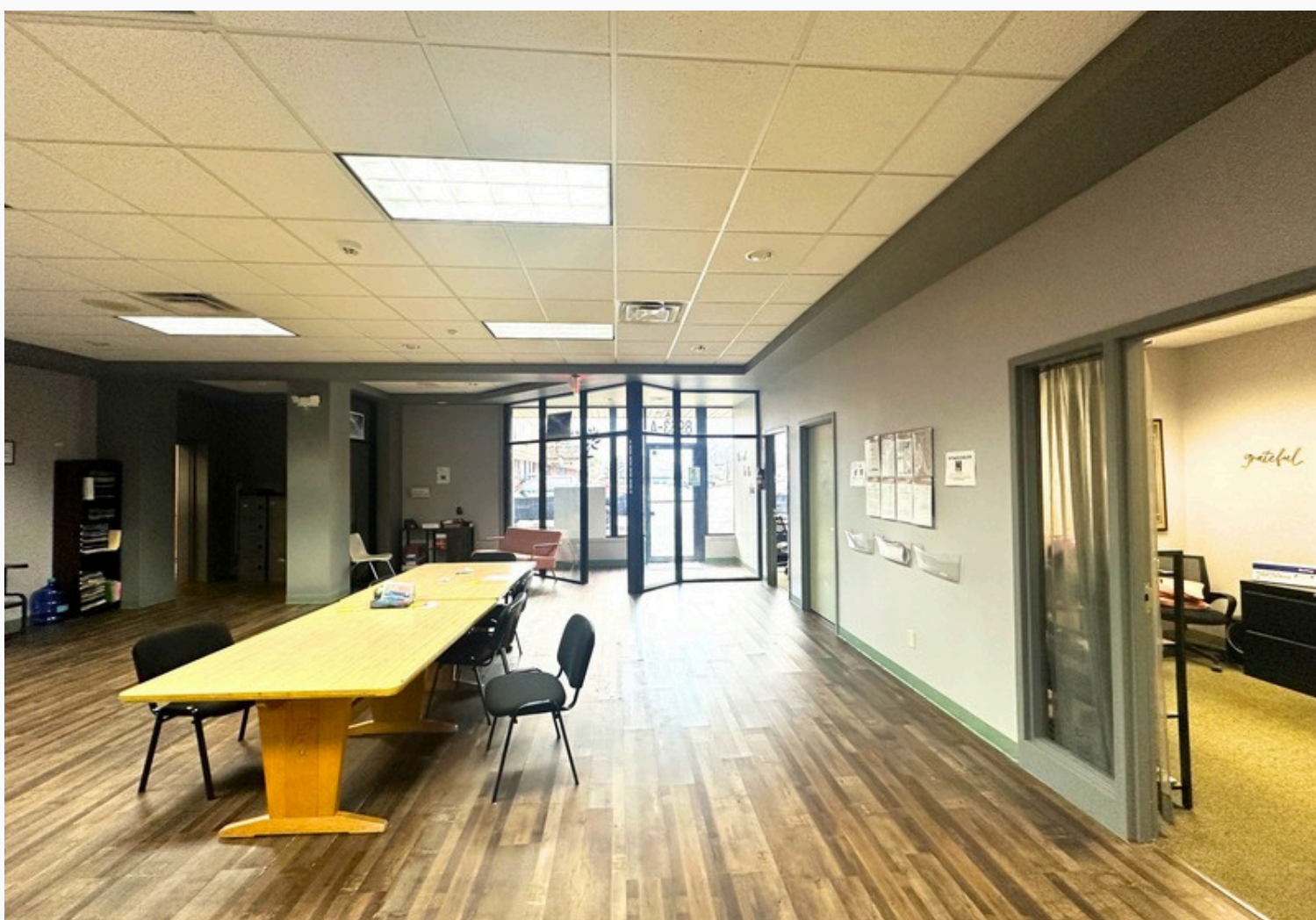
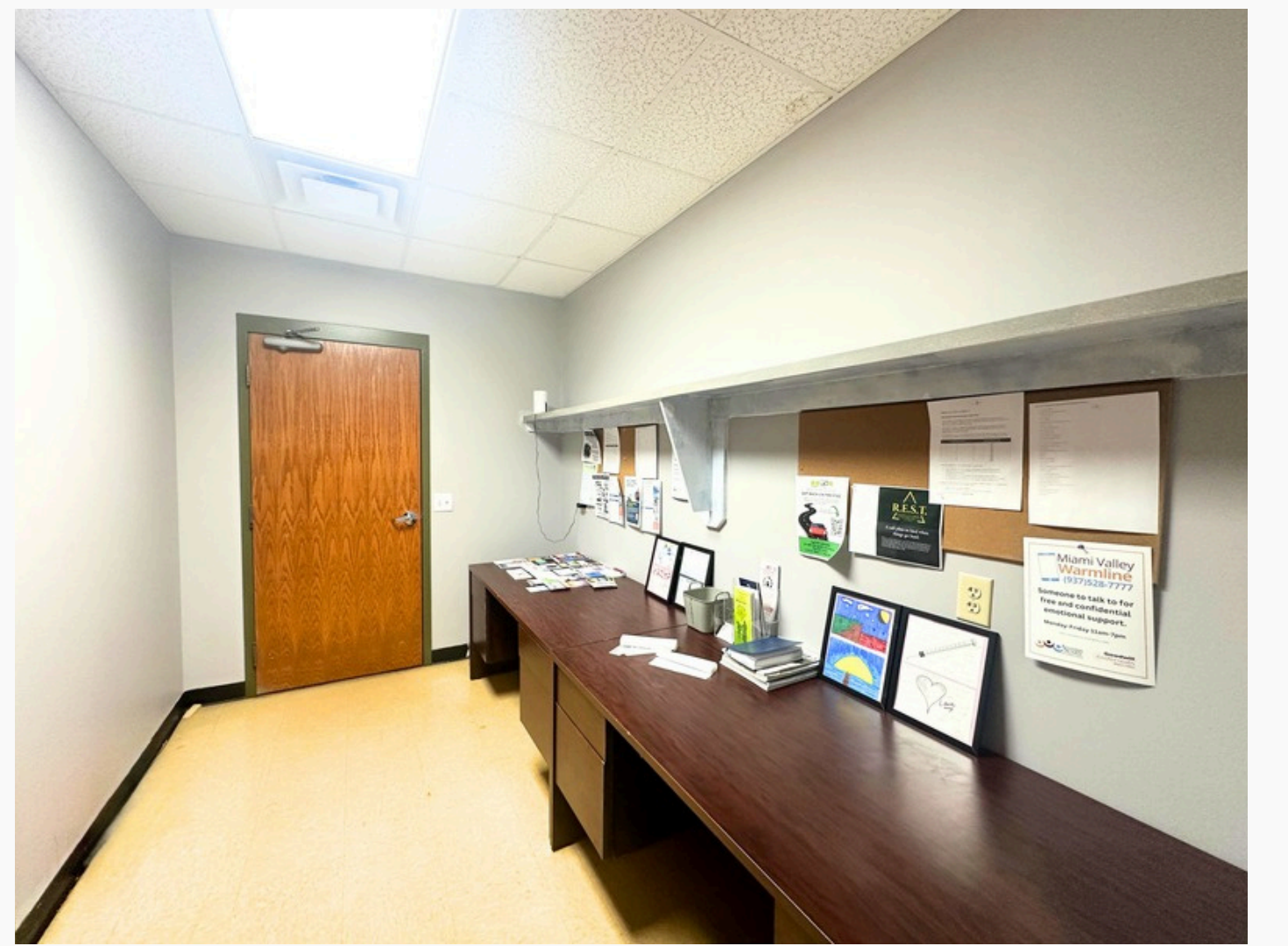




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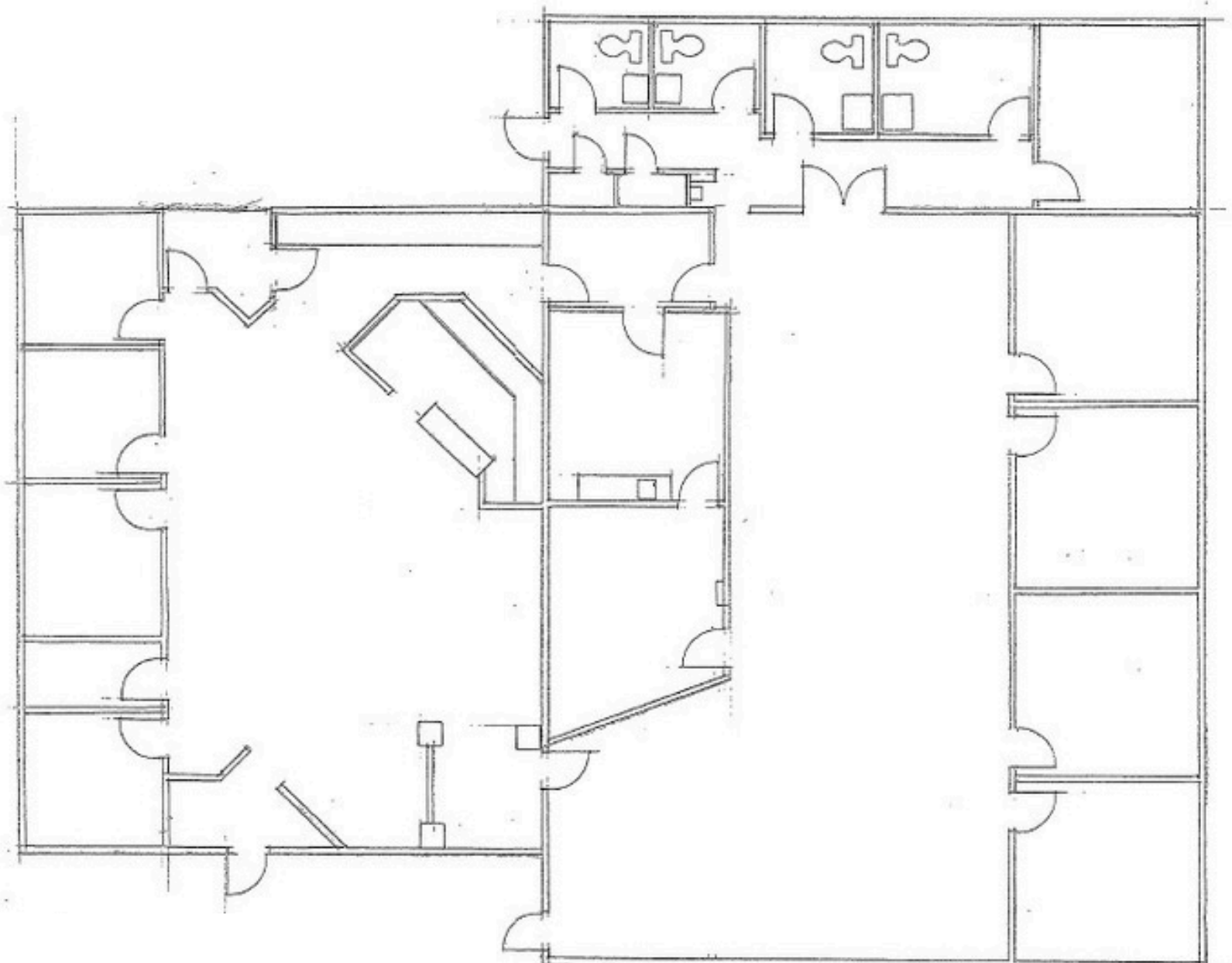
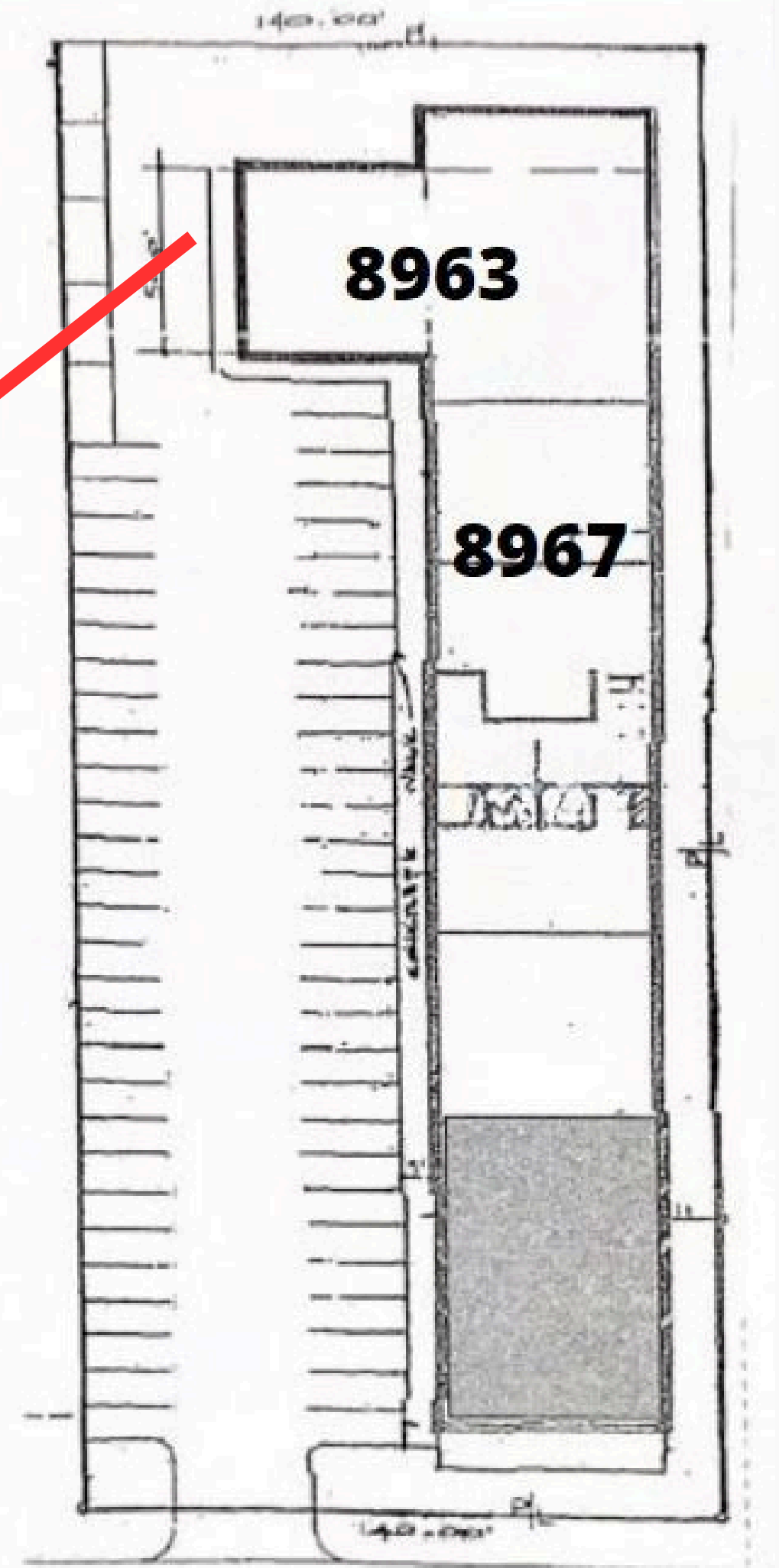




# Crest

Commercial Realty

8963A & 8963B Kingsridge Dr.





**Crest**  
Commercial Realty

Kingsridge Plaza

**Location & Demographics**

2 mile

5 mile

10 mile



**Population**

2024 Population	28,440	139,104	418,195
2029 Projection	27,875	138,711	429,907



2024 Households	13,420	59,240	174,310
2029 Projection	13,143	58,398	176,341



**Household Income**

2023 Avg Household Income	\$91,392	\$102,687	\$89,577
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**Housing & Income**

2024 Medium Home Value	\$213,945	\$224,254	\$193,057
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