



Crest
Commercial Realty

Class B Medical Condo

100% Leased with Long-Term Medical Tenant

FOR SALE

8039-A Washington Viillage Dr., Washington Township, OH 45458

Pavilion Professional Suites



Sale Price: \$1,104,000

Washington Township - No City Taxes

THE OFFERING

Crest Commercial Realty is offering for sale the fee simple interest in a free-standing medical / office condominium in Pavilion Professional Suites Condominiums, a complex offering 60,000 SF of Class A office and medical office space.

The one-story office condominium was built in 2005 and offers 3,716 SF. The property is brick construction and features parking in front of the building with easy access from Yankee St. A long-term, in-place tenant is in year 5 of a 10-year lease with two (2), 5-year renewal options.

The office condominium is located in Washington Township, just 1 mile east of the I-675/I-75 Interchange. minutes from I-675, near a busy commercial district, in the South Dayton Submarket.

The property offers excellent curb appeal, attractive landscaping, and ample surface parking.



EXECUTIVE SUMMARY

8039-A Washington Village Dr.

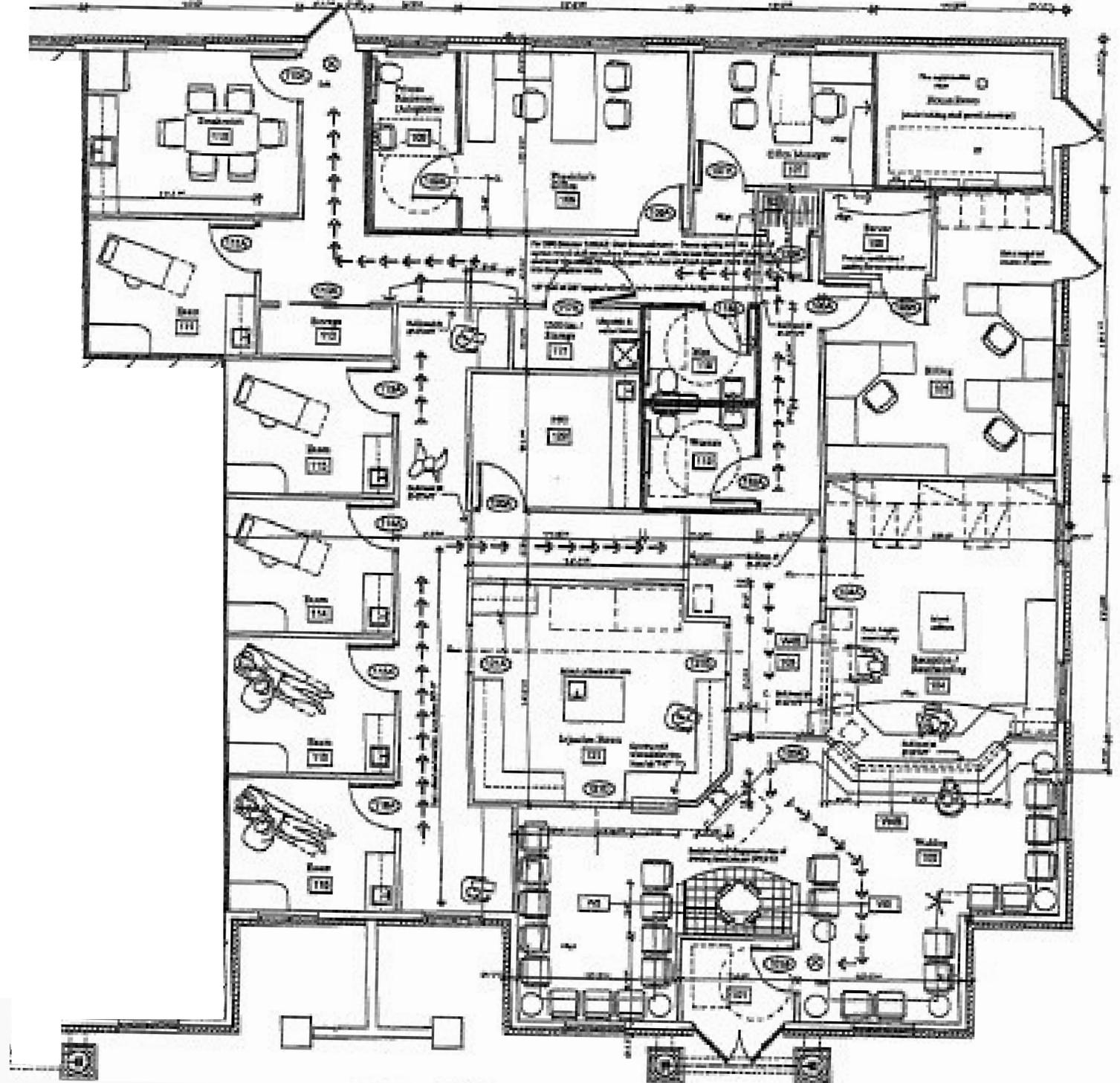
Offering Price	\$1,104,000
Building SF	3,716
Price Per SF	\$298
Cap Rate	8.6%
Parcel ID: 067 51425 0015	
RE Taxes (tenant pays)	\$18,400



Lease Start	11/01/2021
Lease End	10/30/31
Annual Lease Rate	\$95,052
Renewal Options	Two (2), 5-yr options

FLOOR PLANS

8039-A Washington Village Dr.



DEMOGRAPHICS

8039-A Washington Village Dr.



Population

2024 Population
2029 Projection



Households

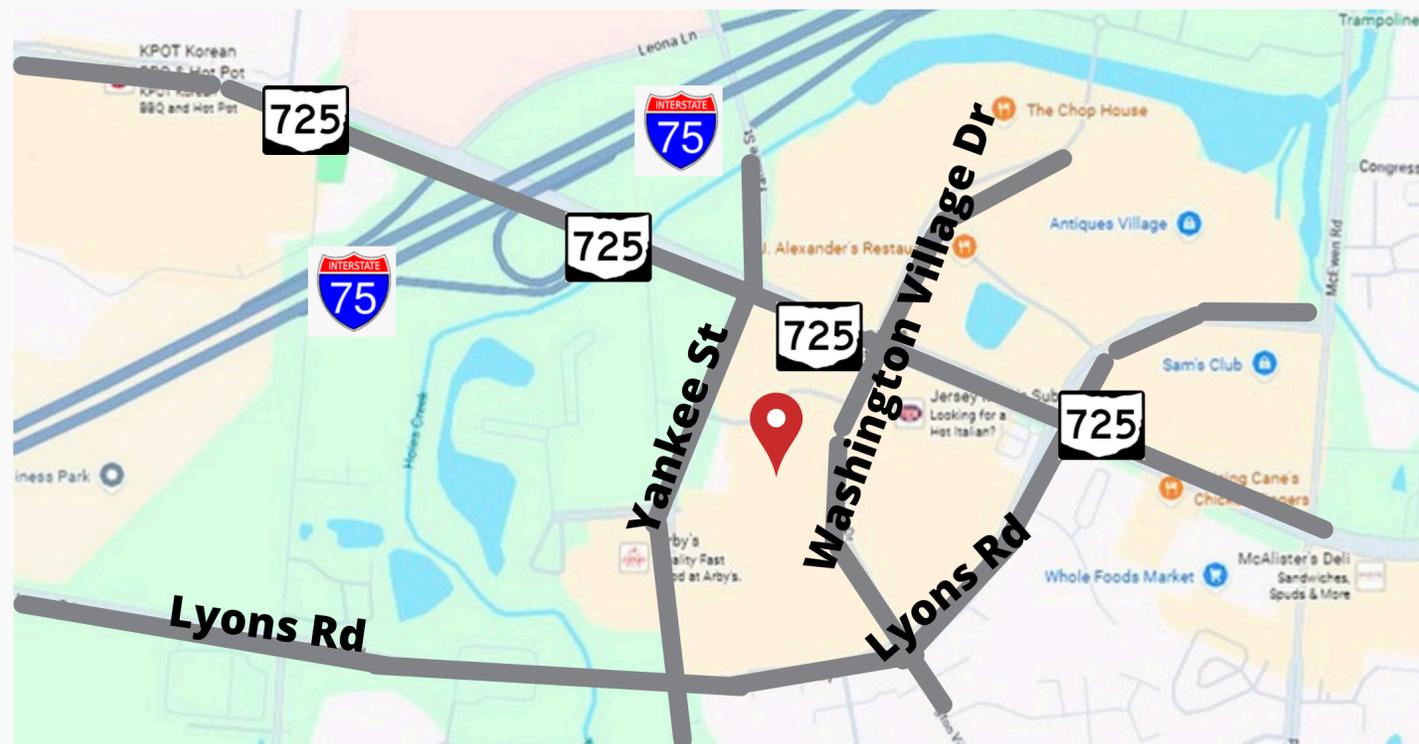
2024 Households
2029 Household Projection



Housing & Income

2024 Medium Home Value
2024 Medium Household Income

	2-mile	5-mile	10-mile
Population	25,874 25,337	156,675 155,956	420,296 425,882
Households	12,349 12,079	66,856 66,394	174,814 176,788
Housing & Income	\$232,720 \$100,263	\$232,431 \$105,660	\$194,720 \$90,856



Washington Township, including the City of Centerville, offers an exceptional quality of life. Convenient access to I-675 and I-75 supports continued growth in the Dayton-Cincinnati region, while thoughtful planning and leadership guide in safe, well-managed development.

The community features a balanced mix of housing, including single-family homes, condominiums, and apartments in a range of styles and price points. Planned green space throughout the area creates an open, spacious feel and supports a strong, high-quality business environment.

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