



BERKSHIRE HATHAWAY
HomeServices
Professional Realty

FOR SALE

7345 FAR HILLS

Dayton, OH 45459



5700 GATEWAY BLVD SUITE 200
MASON, OH 45040
WWW.BHHSRE.COM



For More Information:

TUSHAR MEHTA
937-554-0922
tmclassicrealestate@gmail.com



OFFERING SUMMARY

Sale Price: \$285,000

Available SF: 3,456 SF

Lot Size: 0.42 Acres

Building Size: 3,456 SF

Price / SF: \$82.47

PROPERTY OVERVIEW

- Two Levels each 1,728 square feet.
- Two independent entrances at each level.
- 9 office spaces, conference rooms, Labs.
- Three restrooms.
- 20 Parking Spaces
- Seller financing option.
- Potential CAP RATE of 10% based on prevailing NNN lease rates in the area

LOCATION OVERVIEW

Excellent Medical Building 3,456 square feet. Two levels with independent entrances at each level. Four entry/exit doors. Can be divided in two suits each of 1,728 square feet. Seller financing option.

Half a mile from I-675. High visibility and minutes away from more than \$130 million redevelopment plan of the "Centerville Place Complex", including the former Kroger location. The project will bring new energy and economy opportunities for Centerville and become a shining gateway to this great community. This type of investment is a game-changer; and does not happen every day.

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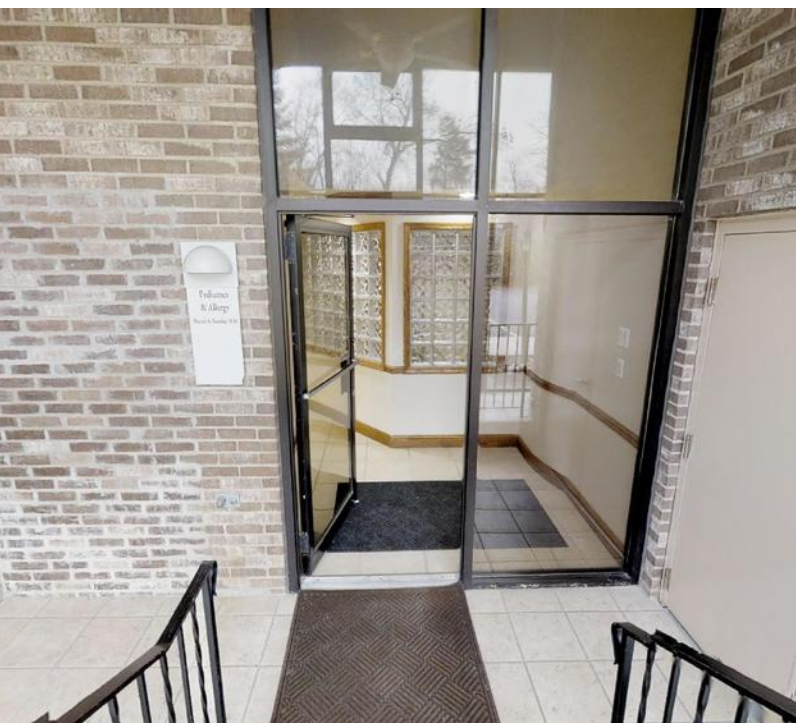
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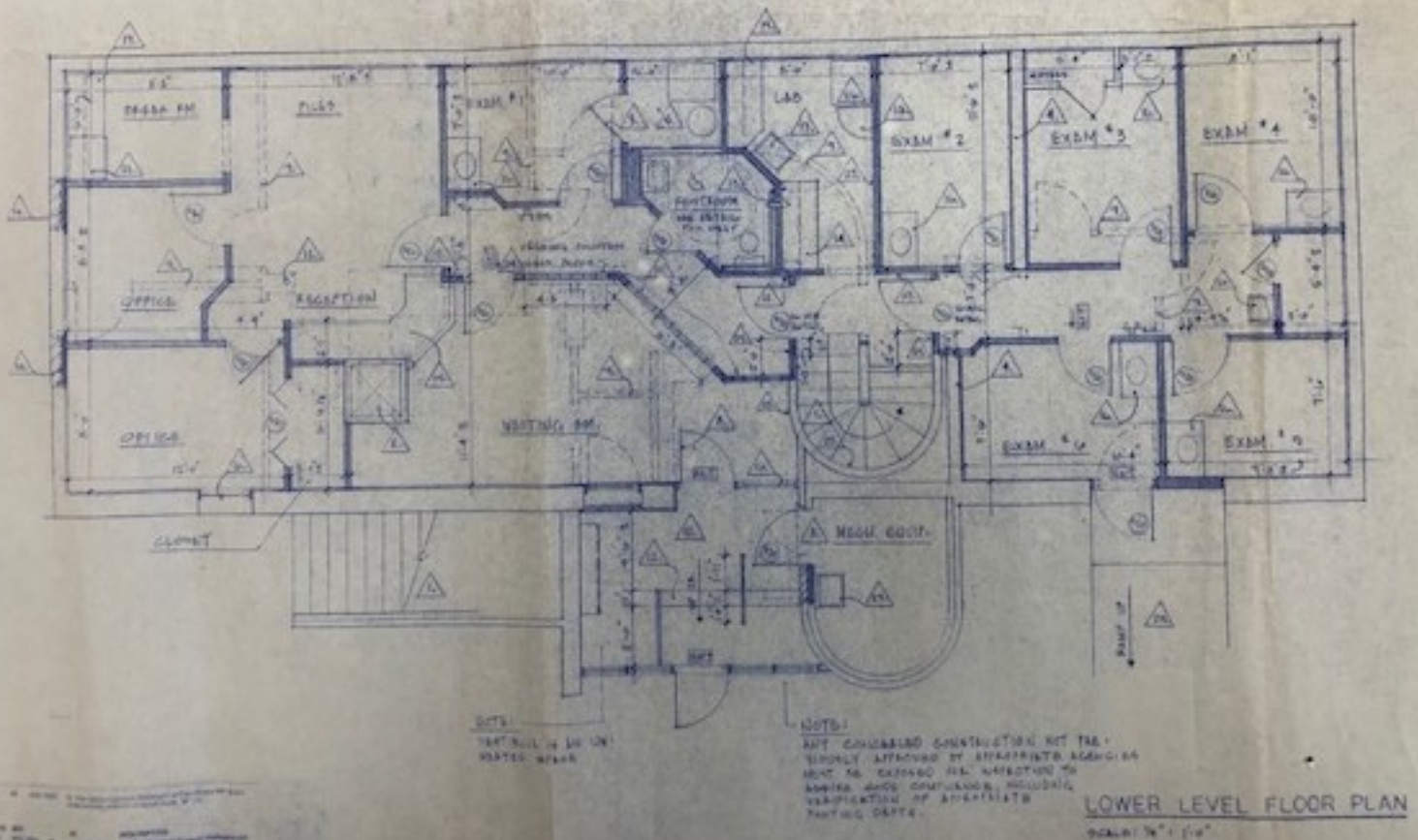
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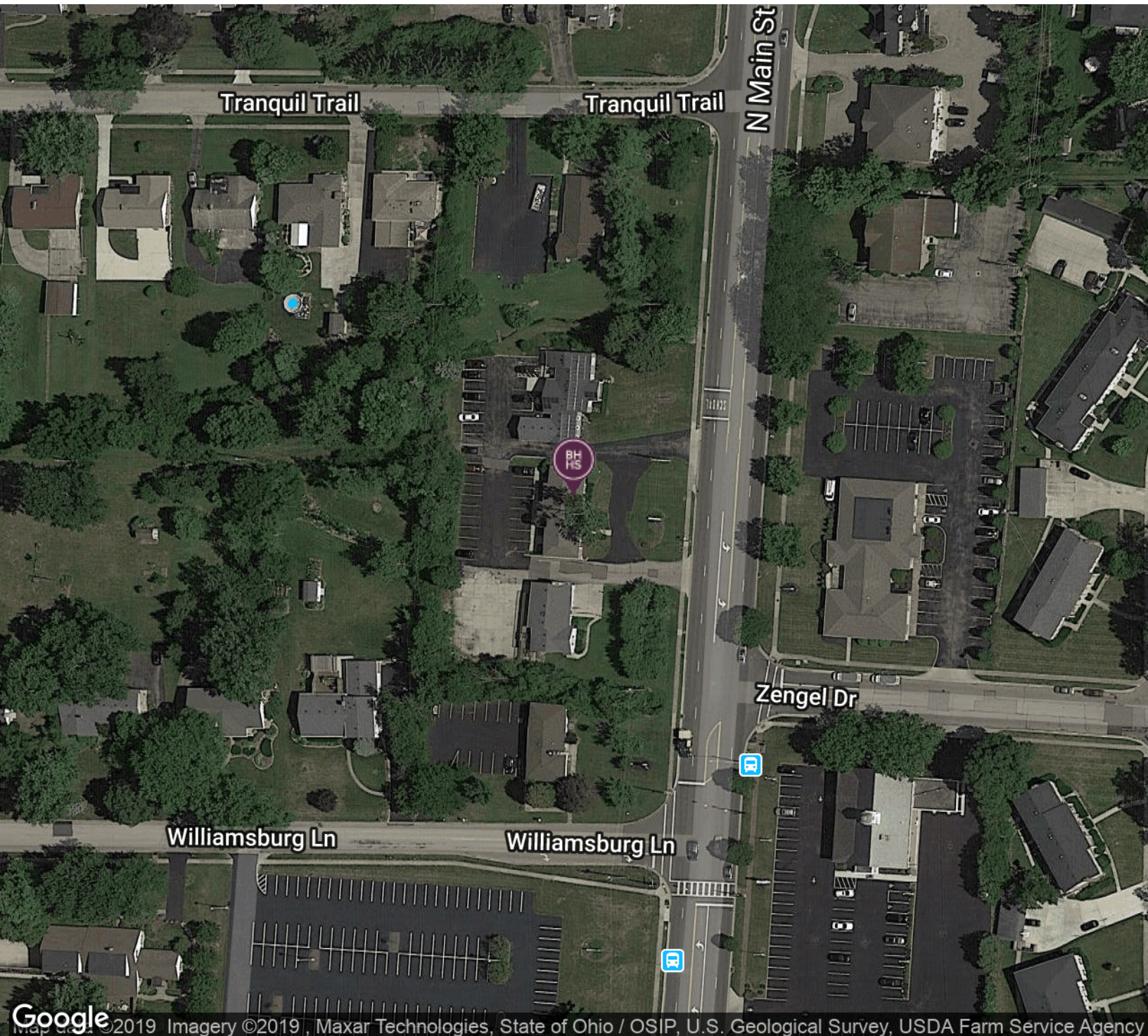
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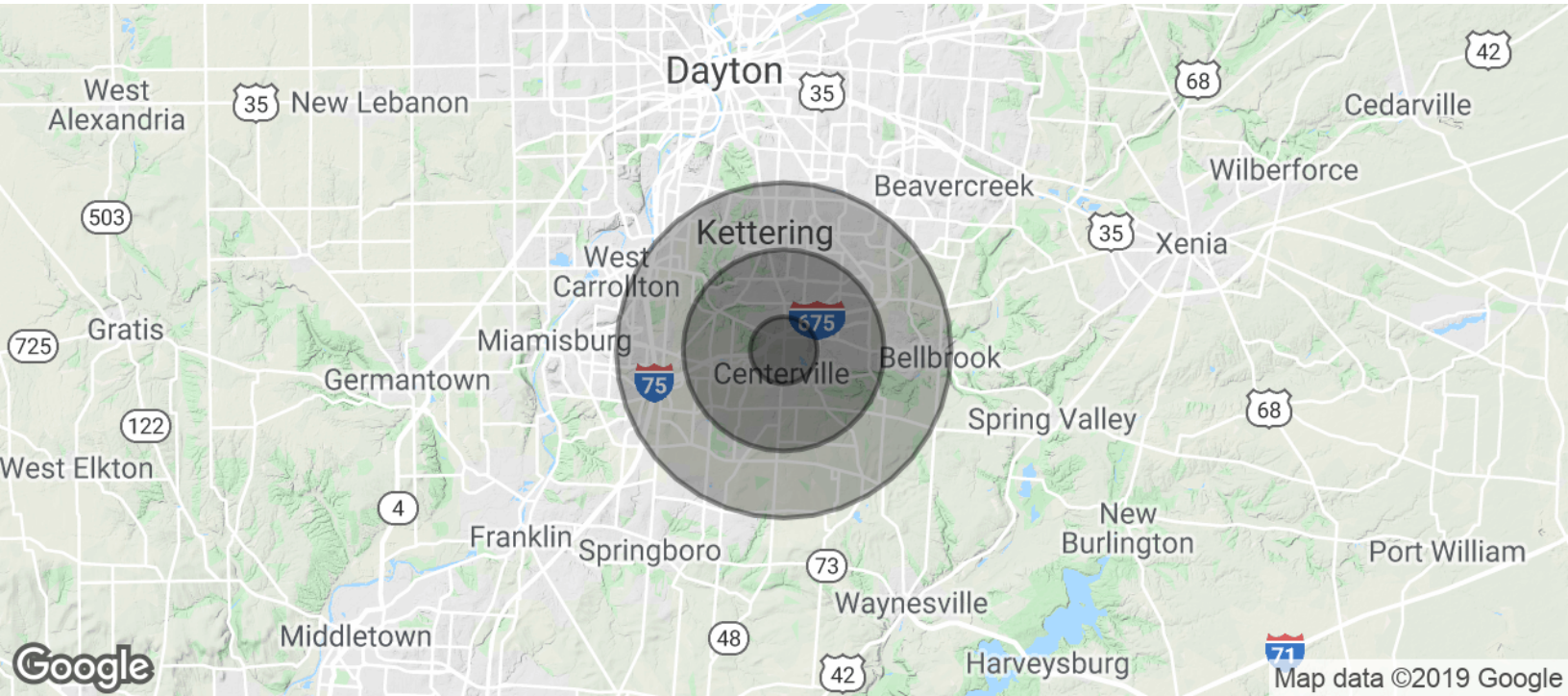
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,751	61,395	156,869
Median age	44.5	44.2	42.6
Median age (Male)	43.3	43.4	41.4
Median age (Female)	46.0	45.5	43.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,913	26,594	67,737
# of persons per HH	2.3	2.3	2.3
Average HH income	\$67,850	\$77,914	\$79,587
Average house value	\$195,435	\$218,658	\$212,235

* Demographic data derived from 2010 US Census

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