

# MIAMI VALLEY CENTER

## MEDICAL OFFICE FOR LEASE

6251 MIAMI VALLEY WAY, HUBER HEIGHTS, OHIO



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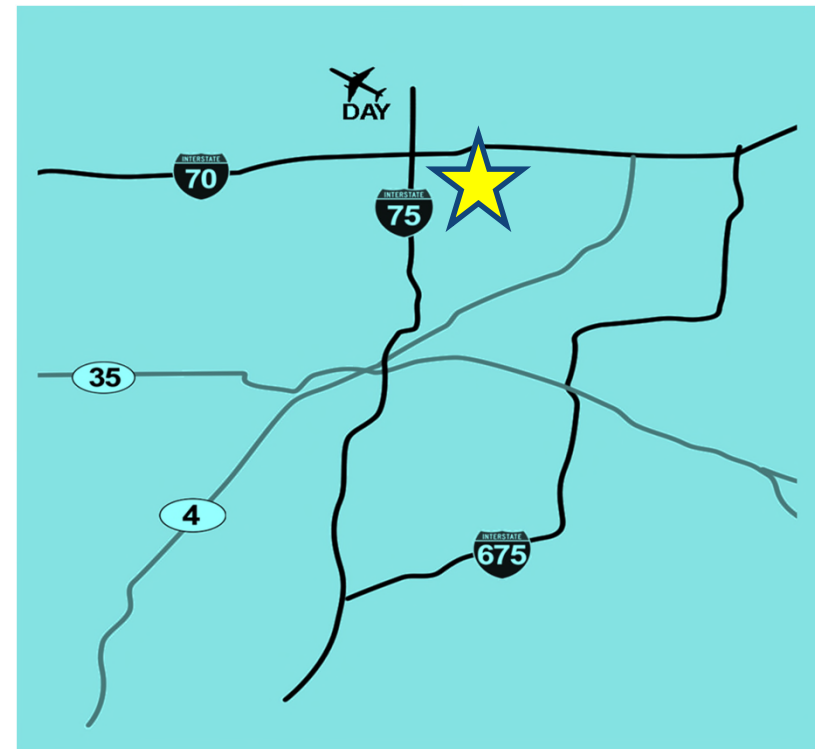


# PROPERTY HIGHLIGHTS

- CLASS "A" MEDICAL OFFICE BUILDING
- ADJACENT TO THE NEW \$40 MILLION MARIAN MEADOWS REDEVELOPMENT PROJECT-- INCLUDING 192 APARTMENTS, 133 SENIOR APARTMENTS, METRO LIBRARY BRANCH, SENIOR CENTER, CITY GOVERNMENT SPACE, AND A SMALL PARK
- LOCATED ON BRANDT PIKE IN HUBER HEIGHTS (DAYTON)
- FIRST GENERATION SPACE ON THE 2<sup>ND</sup> FLOOR: UP TO +/- 9,800 SF AVAILABLE (DIVISIBLE TO ANY SIZE)
- ABUNDANT PARKING
- STRONG TENANT MIX OFFERING A VARIETY OF COMPLEMENTARY HEALTHCARE SERVICES
- NEGOTIABLE LEASE RATES
- TURN KEY TENANT IMPROVEMENT FUNDS AVAILABLE

## MIAMI VALLEY CENTER

MEDICAL OFFICE FOR LEASE  
6251 MIAMI VALLEY WAY, HUBER HEIGHTS, OHIO 45424



# LOCATION



# MARIAN MEADOWS PROJECT



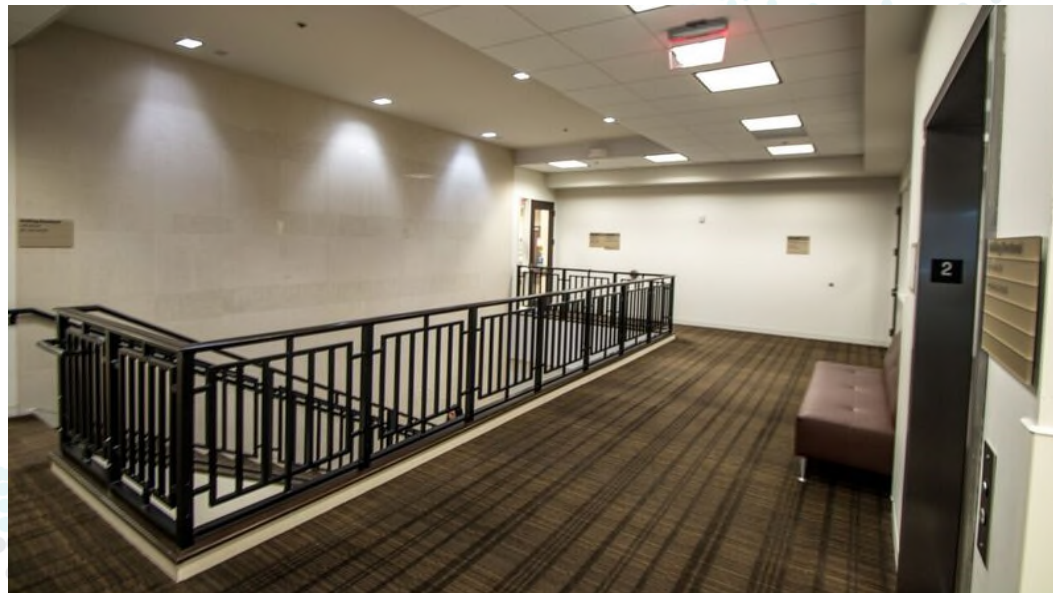
**NEW \$40 MILLION MARIAN MEADOWS REDEVELOPMENT PROJECT--INCLUDING 192 APARTMENTS, 133 SENIOR APARTMENTS, METRO LIBRARY BRANCH, SENIOR CENTER, CITY GOVERNMENT SPACE, AND A SMALL PARK**

**equity** | brokerage

[www.equity.net](http://www.equity.net)

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

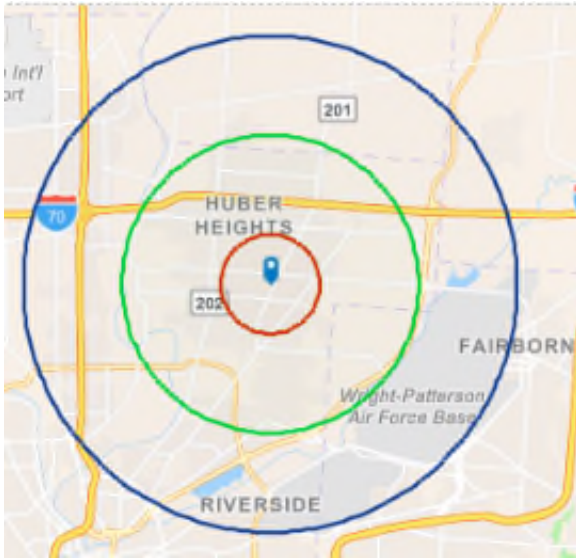
# PHOTOS



# AERIAL



# 1-MILE RADIUS DEMOS



## KEY FACTS

**11,927**  
Population

**2.5**  
Average  
Household Size

**38.5**  
Median Age

**\$61,993**  
Median Household Income

## BUSINESS

**246**

Total Businesses

**2,233**

Total Employees

## EDUCATION

**5%**

No High School  
Diploma

**40%**

High School  
Graduate

**37%**

Some  
College

**19%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$32,204**  
Per Capita  
Income



**\$61,993**  
Median  
Household  
Income



**\$82,038**  
Average  
Household  
Income

## EMPLOYMENT

**57.7**  
White  
Collar %

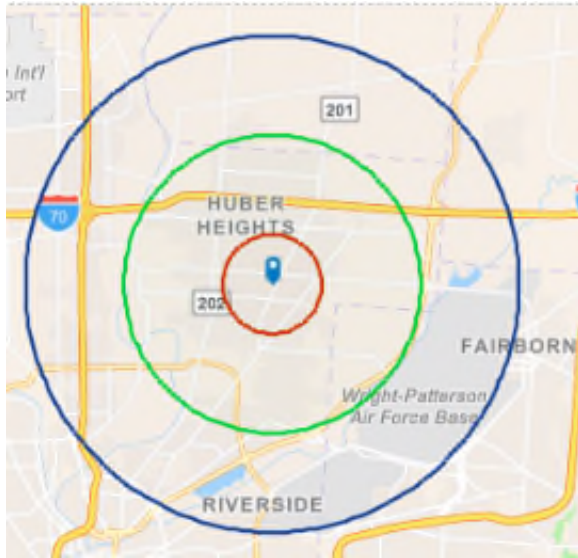
**28.3**  
Blue  
Collar %

**14.0**  
Services  
%

**equity** | brokerage

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# 3-MILE RADIUS DEMOS



## KEY FACTS

**53,386**  
Population

**2.5**  
Average  
Household Size

**40.1**  
Median Age

**\$71,449**  
Median Household Income

## BUSINESS

**1,144**

Total Businesses

**15,628**

Total Employees

## EDUCATION

**6%**  
No High School  
Diploma

**30%**  
High School  
Graduate

**37%**  
Some  
College

**28%**  
Bachelor's/Grad/Prof  
Degree

## INCOME

**\$37,206**  
Per Capita  
Income

**\$71,449**  
Median  
Household  
Income

**\$92,652**  
Average  
Household  
Income

## EMPLOYMENT

**61.0**  
White  
Collar %

**24.8**  
Blue  
Collar %

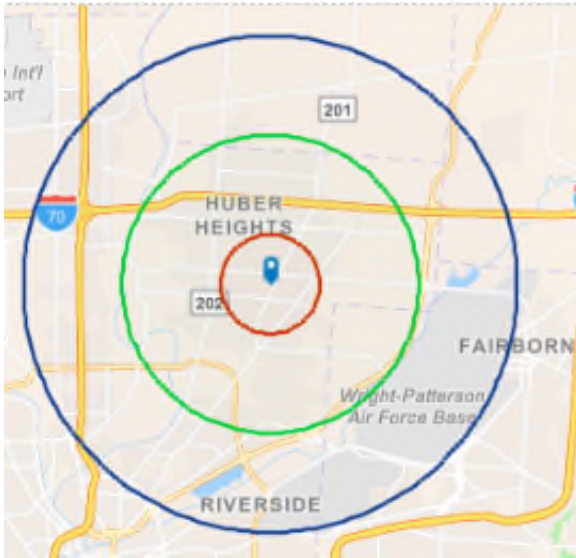
**14.1**  
Services  
%

**equity** | brokerage

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# 5-MILE RADIUS DEMOS



## KEY FACTS

**90,644**  
Population

**2.4**  
Average  
Household Size

**38.7**  
Median Age

**\$62,336**  
Median Household Income

## BUSINESS

**2,968**

Total Businesses

**50,127**

Total Employees

## EDUCATION

**7%**

No High School  
Diploma

**32%**

High School  
Graduate

**35%**

Some  
College

**25%**

Bachelor's/Grad/Prof  
Degree

## INCOME



**\$34,549**  
Per Capita  
Income



**\$62,336**  
Median  
Household  
Income



**\$84,417**  
Average  
Household  
Income

## EMPLOYMENT

**57.5**  
White  
Collar %

**26.2**  
Blue  
Collar %

**16.4**  
Services  
%

**equity** | brokerage

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