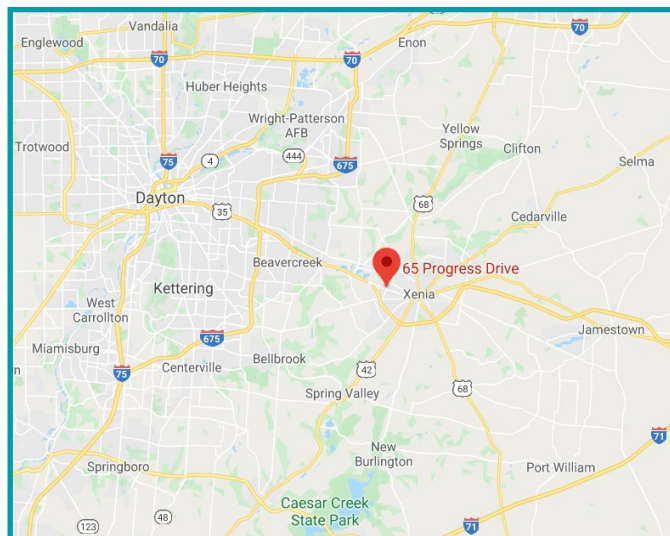




PROPERTY HIGHLIGHTS

- Located at the corner of Route 35 and Progress Drive at a signalized intersection
- Conveniently located in a highly active trade area with various businesses, professional offices, medical services, retail and dining options
- Excellent signage with new high sign along Route 35 and a large sign at the entrance on Progress Dr.
- Located on a busy corner with excellent signage potential – both along Route 35 and along Progress Drive
- Ideal for medical or professional offices
- Also an excellent location for retail use
- See two optional floor plans or design your own
- 37 parking spaces
- Two suites available, one with 1,752 SF and the other with 1,954 SF and a shared waiting room
- Building is also suitable for one user
- \$10.00 - \$12.00 PSF

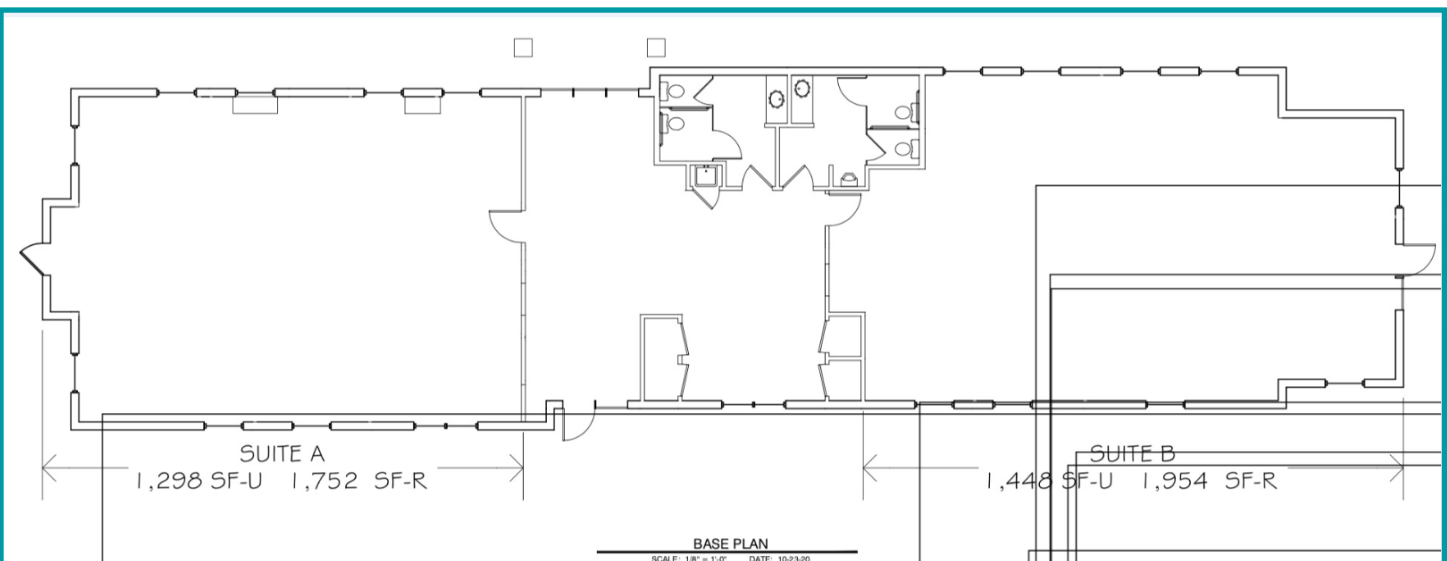
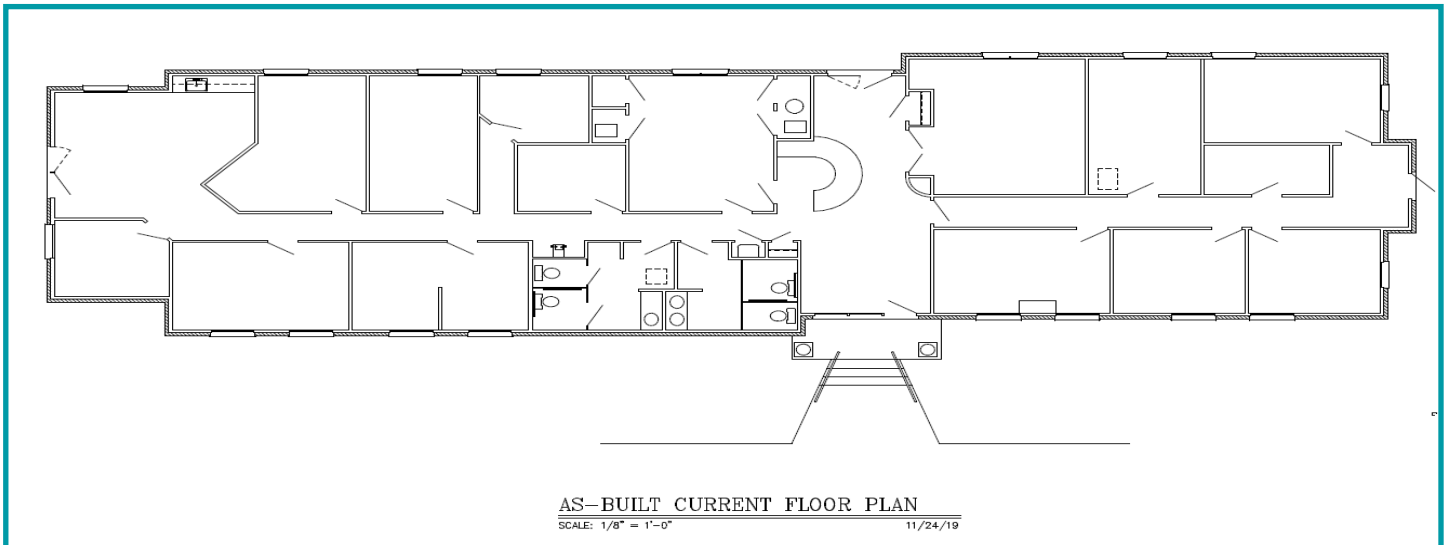
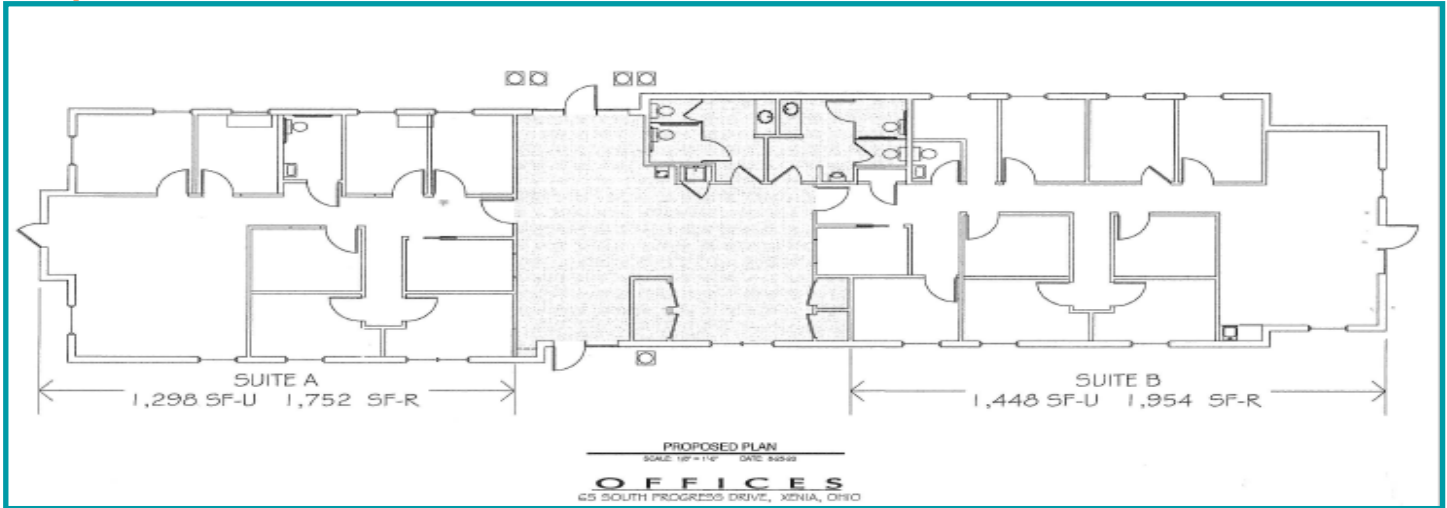


For More Information, Please Contact:

Bethany Yost | Associate
Mobile: 937.979.7419
byost@equity.net

www.equity.net | 937.291.1179 | 11 West Monument Avenue, Suite 506, Dayton, Ohio 45402

Proposed Floor Plans



TRADE AREA MAP / AERIAL MAP



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	5,005	29,944	48,620
Average HH Income	\$58,403	\$75,790	\$75,331
Daytime Employee Population	2,370	12,455	16,939

www.equity.net | 937.291.1179 | 11 West Monument Avenue, Suite 506, Dayton, Ohio 45402