



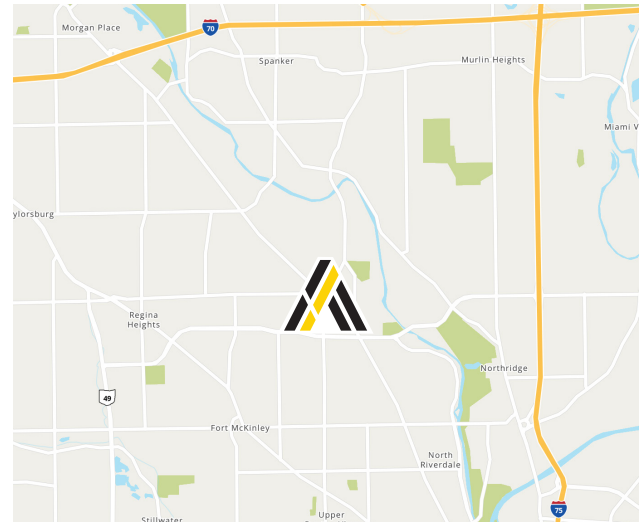
# 5020 Philadelphia Drive

Dayton, Ohio 45415

**LEASE RATE:  
CONTACT AGENT**

## Property Highlights

- **12,076± SF Two-Story Office / Medical Office Building** with 6,038± SF per floor.
- **Versatile Layout:** Designed to support professional office or medical users with multiple ADA-compliant restrooms, numerous large offices or exam rooms, two spacious waiting areas with reception areas, potential conference rooms, and more.
- **Flexible Multi-Tenant Potential:** Suitable for a single occupant or divisible for multiple suite layouts. Ownership will demise space to as small as 3,500± SF, with potential for up to four (4) separate units.
- **Functional Interior:** Efficient workspace designed for comfort and productivity with multiple windows around the building offering an abundance of natural light.
- **Ample On-Site Parking:** Convenient access with 63 spaces (5 per 1,000 SF ratio).
- **Established Business Corridor:** Positioned in a high-visibility, service-rich area with nearby retail and dining.



**Joe Krug**

Senior Associate

937.701.1083

Joe.Krug@ApexCommercialGroup.com



**Aaron Savino, SIOR**

Principal

937.469.8269

Aaron.Savino@ApexCommercialGroup.com

Demographics	1 Mile	3 Mile	5 Mile
Total Population	8,465	69,306	143,434
Total Households	3,828	30,495	63,716

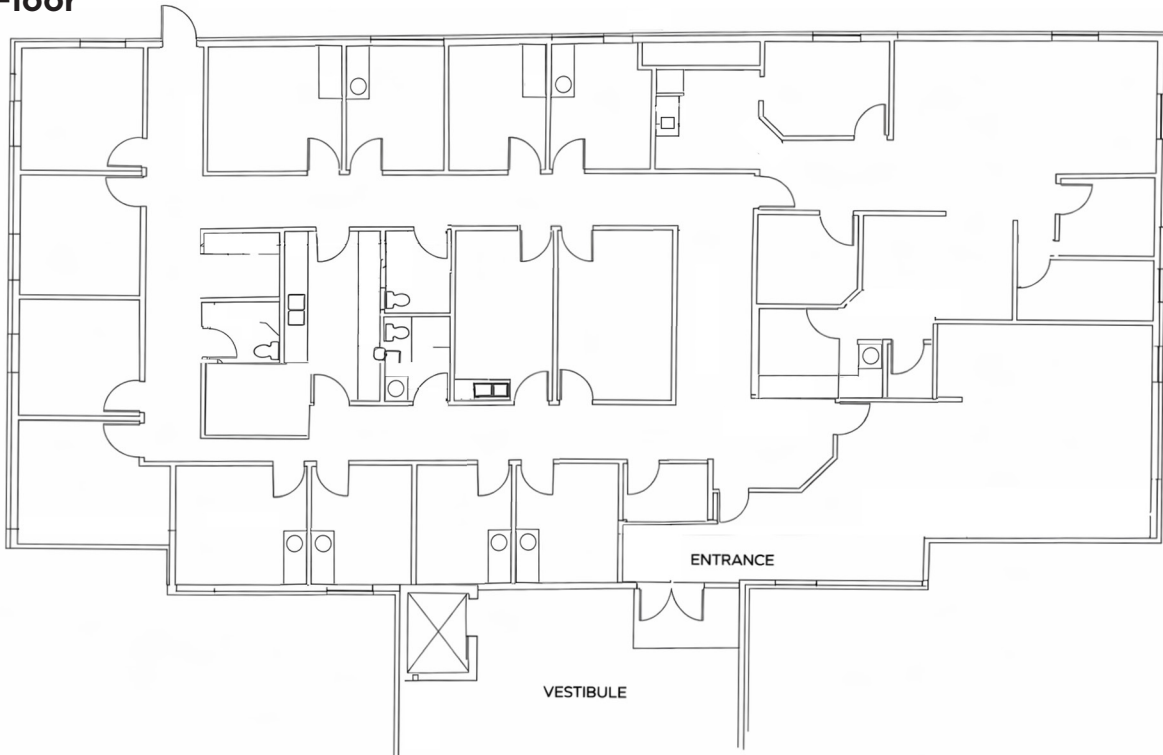
ApexCommercialGroup.com | 937.222.7884 | 7887 Washington Village Dr., Suite 140, Dayton, OH 45459

# 5020 Philadelphia Drive

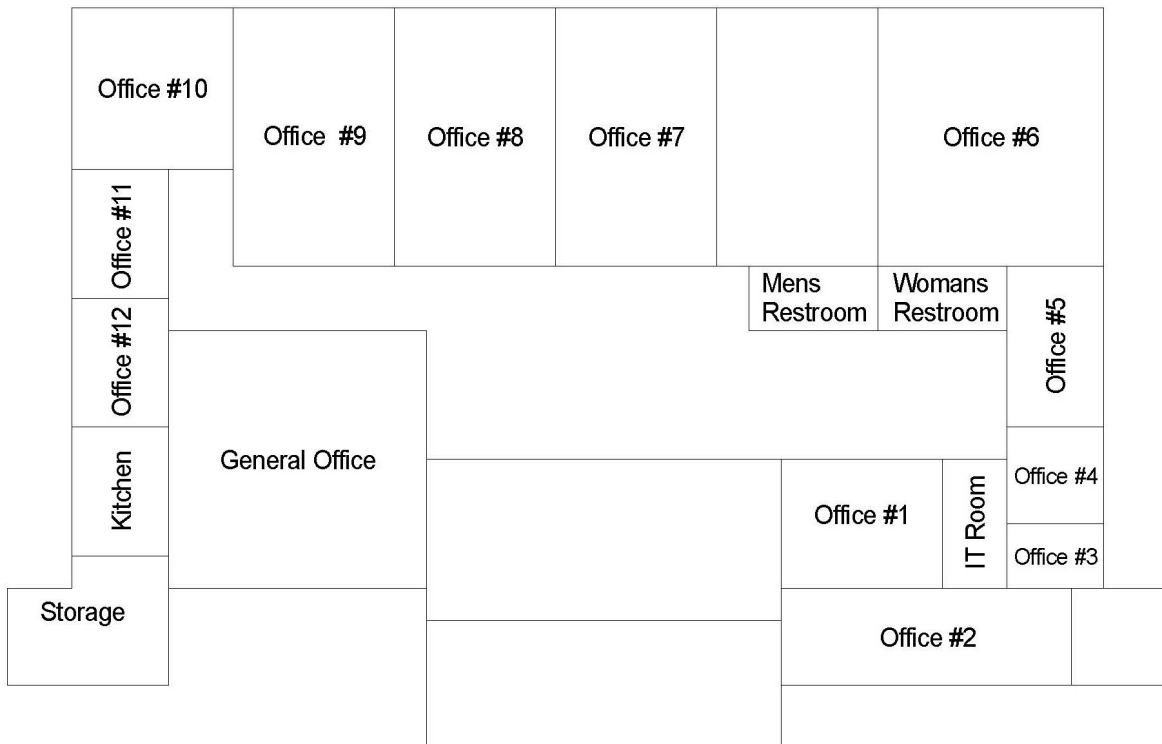
Dayton, Ohio 45415

## Floor Plan

### 1st Floor



### 2nd Floor



# 5020 Philadelphia Drive

Dayton, Ohio 45415



## Aerial



[ApexCommercialGroup.com](http://ApexCommercialGroup.com)

# 5020 Philadelphia Drive

Dayton, Ohio 45415



## Photos



[ApexCommercialGroup.com](http://ApexCommercialGroup.com)