



## 2555 S Dixie Dr

Dayton, Ohio 45409

### Property Highlights

- Multiple configurations possible. Current configurations are:
- Suite 260d - 200 SF, single room \$350/M
- Suite 260b - 200 SF, single room \$350/M
- Suite 107 - 900 SF +/-, 4 offices, RR, Kitchenette, \$850/M

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,816	29,440	88,027
Total Population	4,121	71,032	205,275
Average HH Income	\$107,636	\$88,758	\$75,403

### For More Information

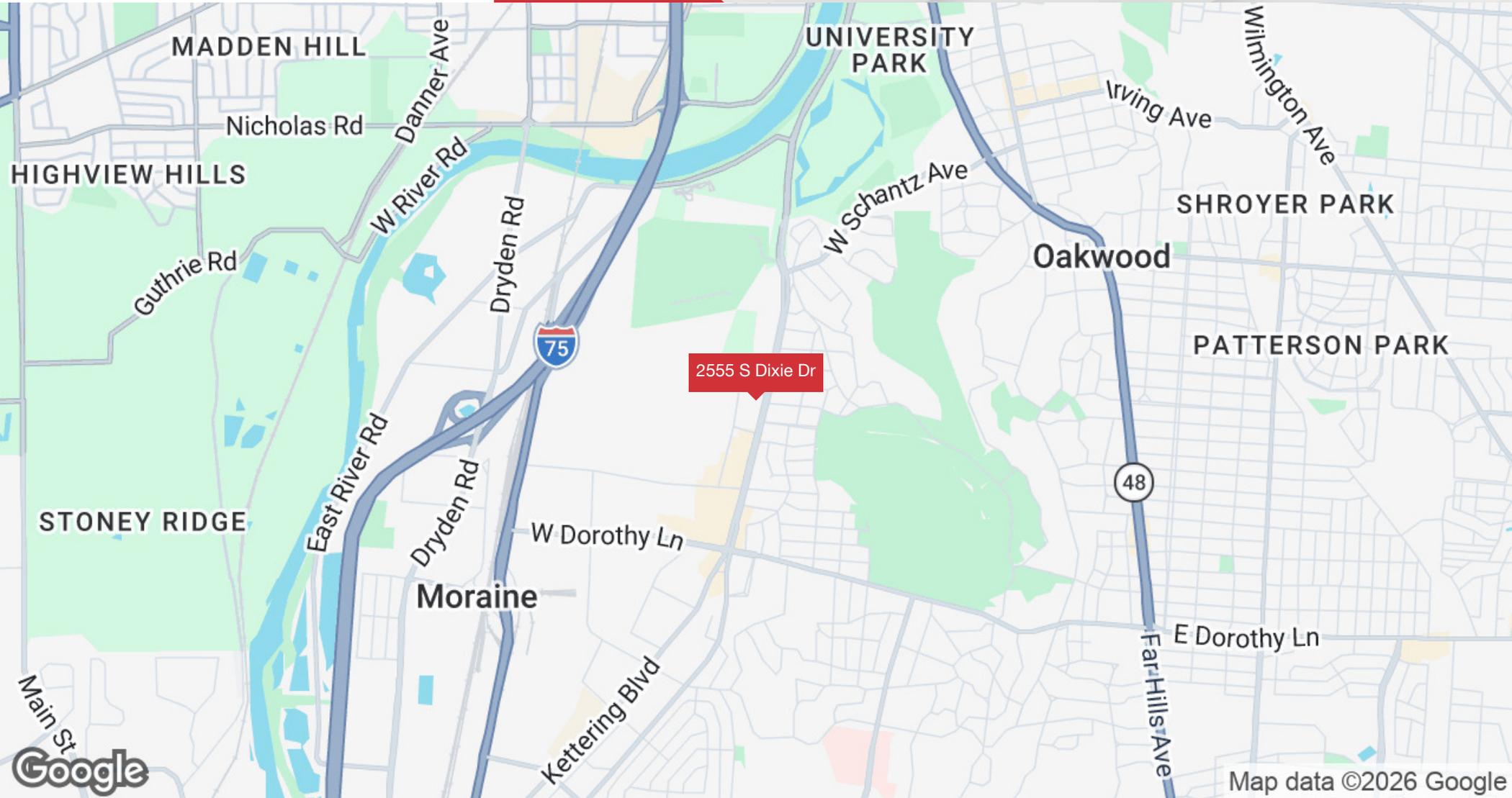
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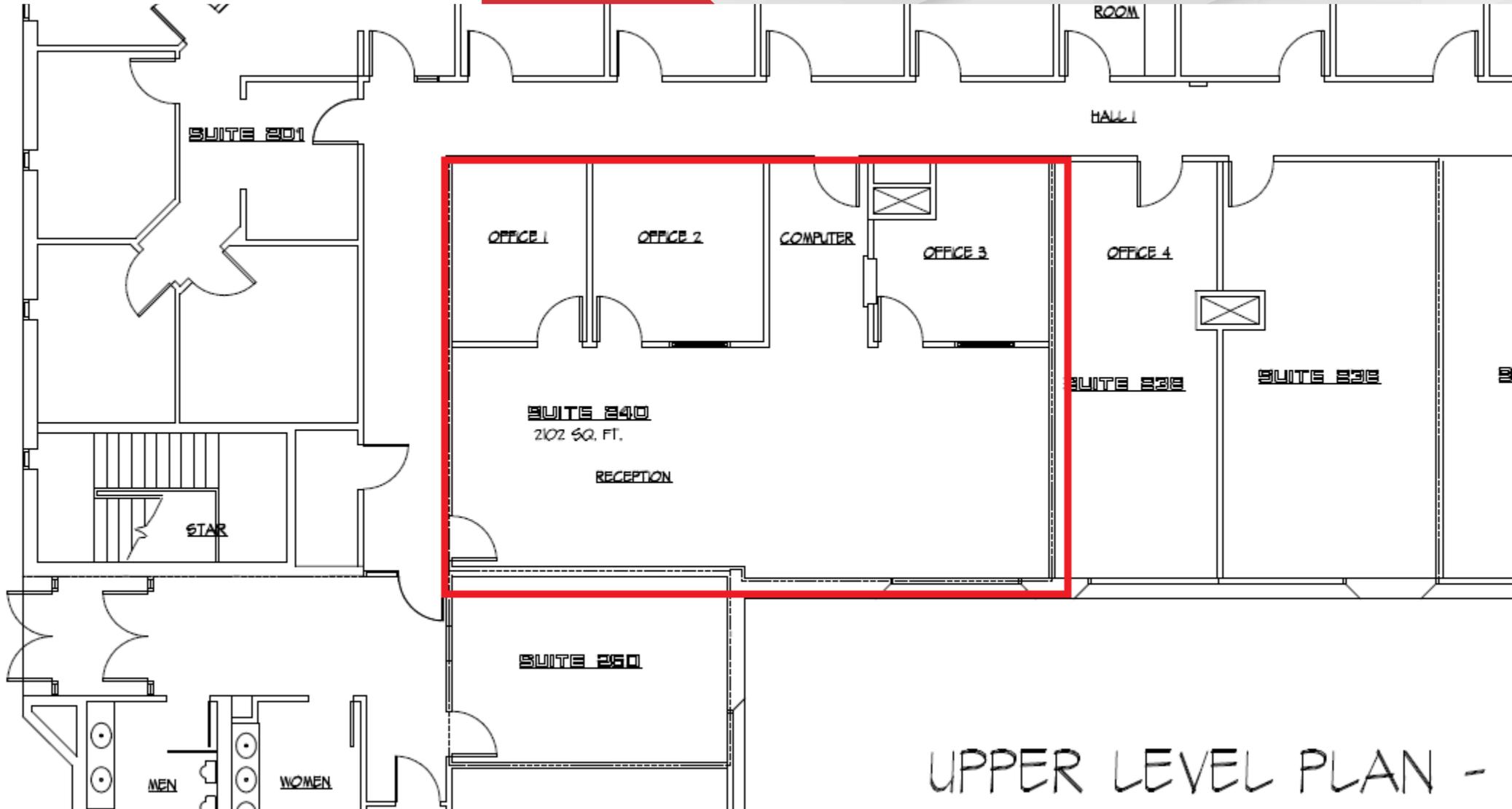
**For Lease**

200 - 900 SF | \$350.00 - 850.00 per month  
Office Space



**BROCHURE** | 2555 S Dixie Dr Dayton, OH 45409

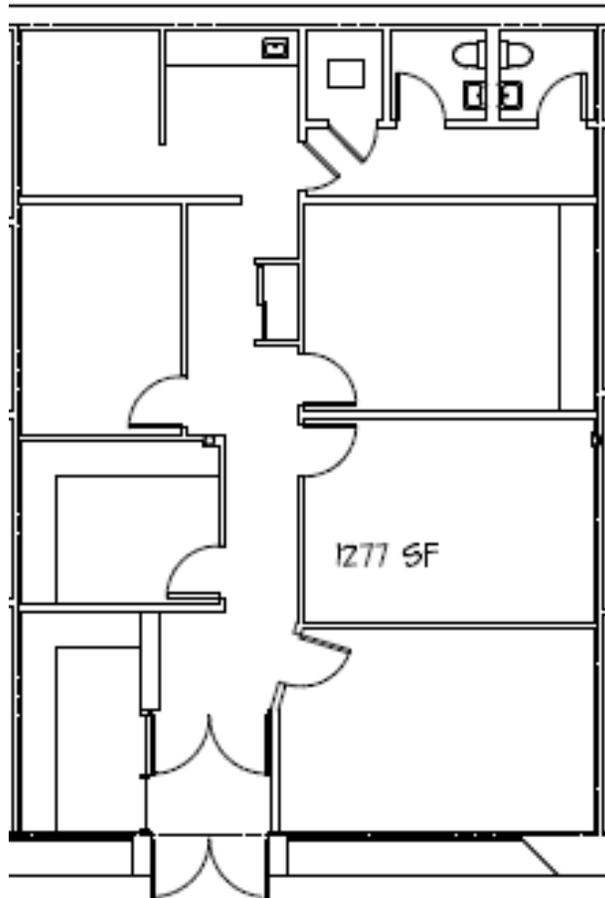




UPPER LEVEL PLAN -

# For Lease

200 - 900 SF | \$350.00 - 850.00 per month  
Office Space



SUITE 102  
1259 SF



## Lease Information

<b>Lease Type:</b>	Full Service	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	200 - 900 SF	<b>Lease Rate:</b>	\$350.00 - \$850.00 per month

## Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate	Description
2555 S Dixie - Suite 260b	200 SF	Full Service	\$350 per month	Great office space with a walk in entrance. Southern Hills building has a drive that goes around the building and up to the second floor so all offices have a walk in entrance. Shared vestibule, restroom and waiting room.
2555 S Dixie - Suite 260d	200 SF	Full Service	\$350 per month	Great office space with a walk in entrance. Southern Hills building has a drive that goes around the building and up to the second floor so all offices have a walk in entrance. Shared Handicapped accessible restroom in vestibule.
2555 S Dixie Dr - Suite 107	900 SF	Full Service	\$850 per month	-

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## Population

	1 Mile	3 Miles	5 Miles
Total Population	4,121	71,032	205,275
Average Age	41	39	40
Average Age (Male)	40	38	39
Average Age (Female)	41	39	41

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,816	29,440	88,027
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$107,636	\$88,758	\$75,403
Average House Value	\$272,208	\$241,384	\$188,212

Demographics data derived from AlphaMap

