

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$1,800.00 SF/month (MG)
Building Size:	6,816 SF
Available SF:	1,456 SF
Lot Size:	1 Acres
Number of Units available:	1
Year Built:	1988
Zoning:	Commercial
Market:	Union Township
Submarket:	Amelia
Traffic Count:	40,000

### PROPERTY OVERVIEW

FOR LEASE - 1,456sqft office condo featuring frontage/signage on St Rt 125 (Avg. Daily Traffic ~40,000). Located on the ground floor w/ no steps and access to office directly from the parking lot. This newly remodeled medical office (former chiropractor) contains reception area, large treatment room (14'x16'), three individual offices (2 with sinks), x-ray room, storage room and two bathrooms. Newly painted building is well maintained. Located roughly 2 miles east of I-275 with amenities in close proximity: Grocery, restaurants, shopping, etc. Chiropractic equipment is available to Tenant. Asking \$1800 per month.

### PROPERTY HIGHLIGHTS

- 1,456sqft office condo featuring frontage/signage on St Rt 125
- No steps and access to office directly from the parking lot.
- Reception area, open work area (14'x16'), 3 offices (2 with sinks), x-ray room, storage room and 2 bathrooms.
- Located roughly 2 miles east of I-275 with amenities in close proximity.
- Newly renovated in 2024

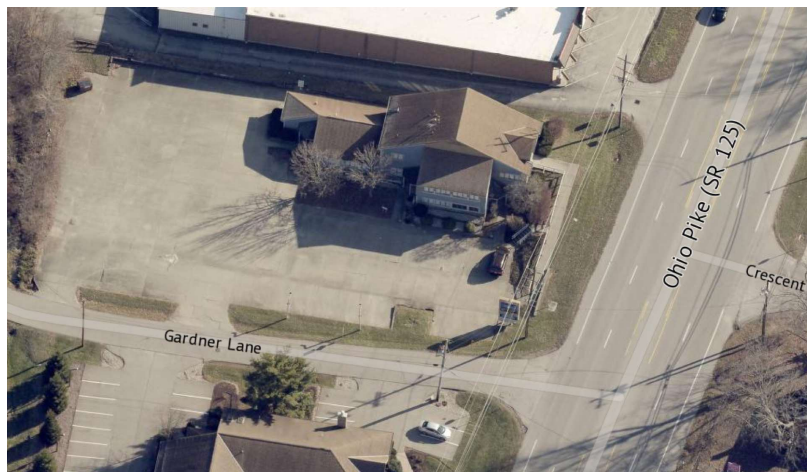
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tim@jatrealtors.com

OFFICE BUILDING FOR LEASE



## ADDITIONAL PHOTOS



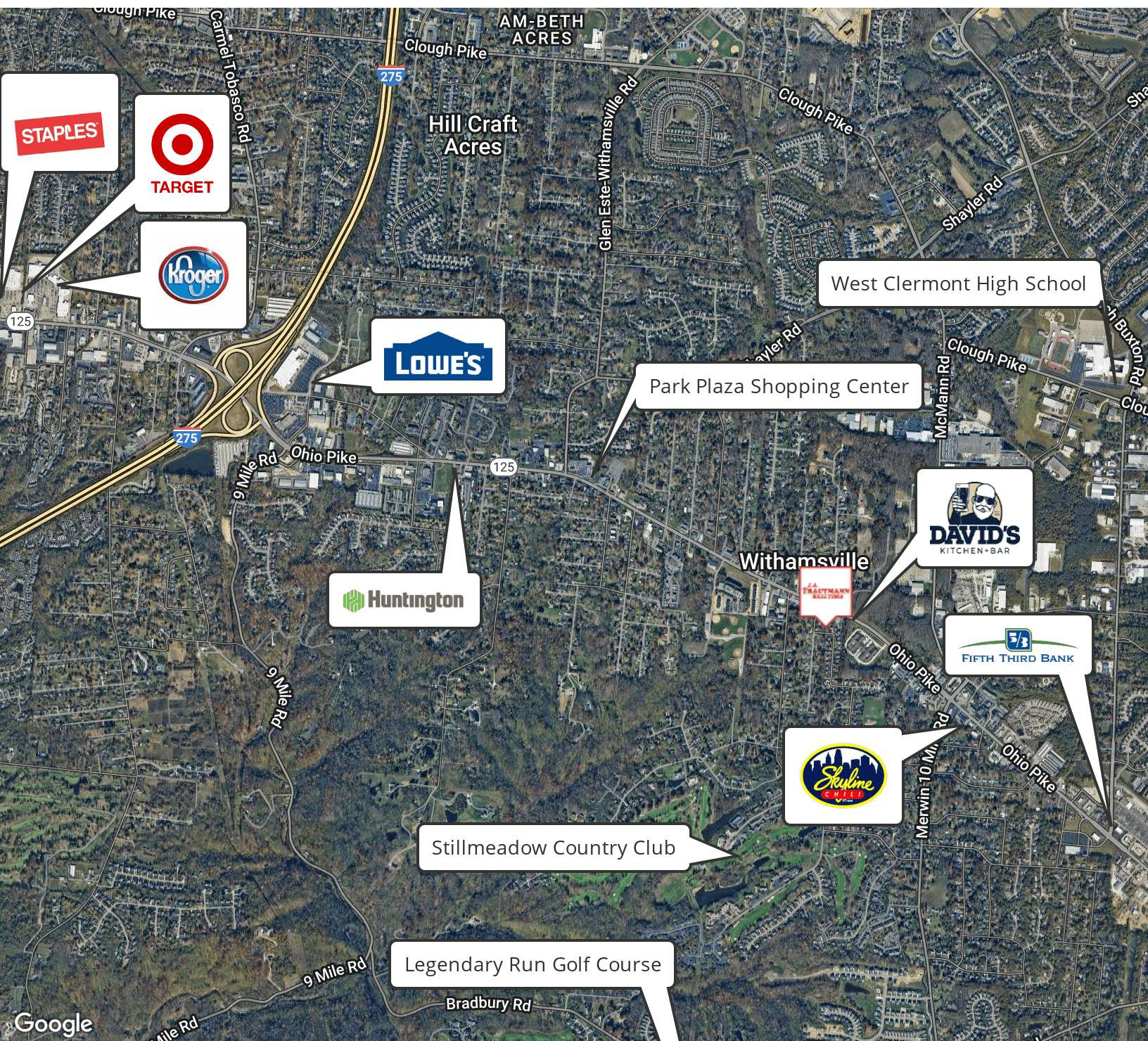
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# RETAILER MAP



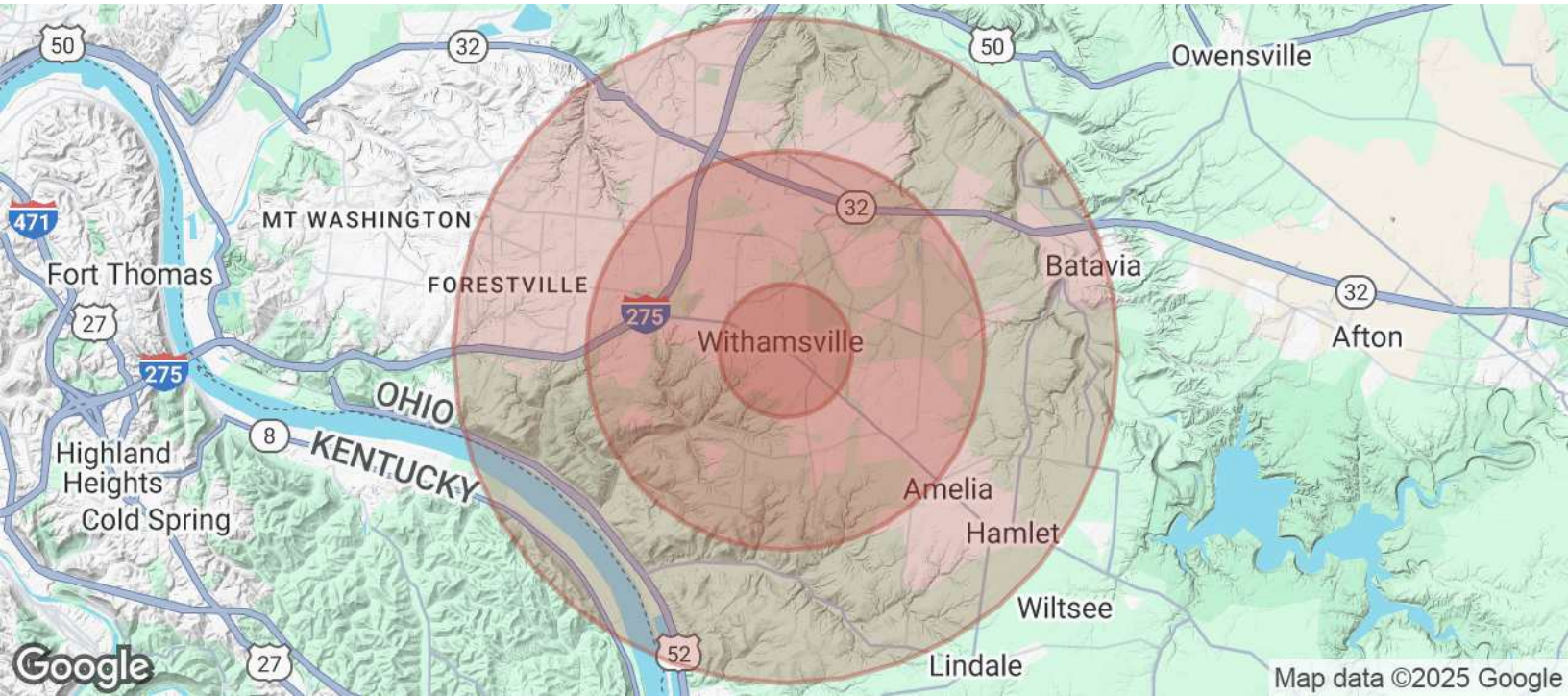
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,328	49,400	104,692
Average Age	43	42	41
Average Age (Male)	42	41	40
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,283	21,279	42,831
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$81,967	\$95,730	\$105,534
Average House Value	\$243,377	\$293,838	\$305,433

Demographics data derived from AlphaMap

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