



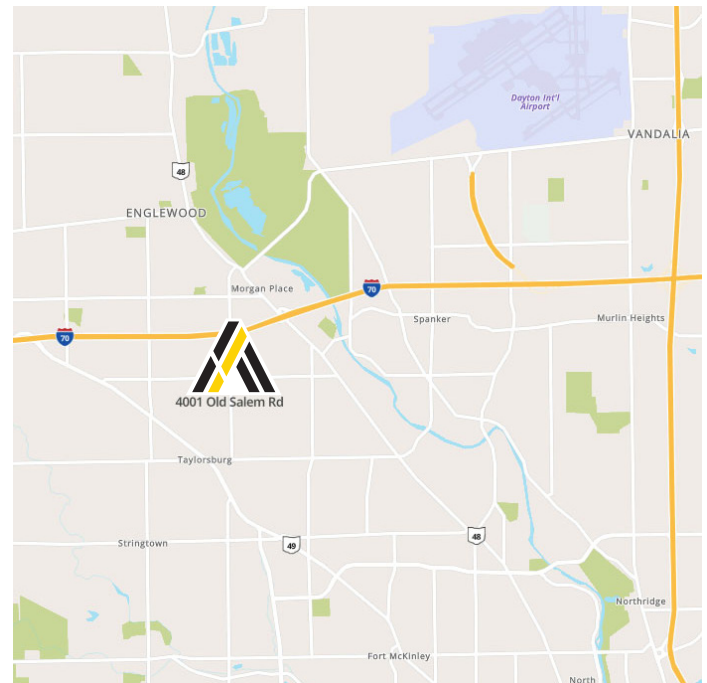
# 4001 Old Salem Road

Englewood, Ohio 45322

**LEASE RATE:**  
**\$13.00 PSF**  
**MODIFIED GROSS**

## Property Highlights

- 5,225± SF of Office space - Available 10/1/2024
- Tenant responsible for utilities, janitorial, landscaping and snow removal
- Property contains 13± private offices, 3 conference rooms, 3 restrooms and a large kitchenette
- Space has multiple windows throughout providing an abundance of natural light
- 38+ Parking spaces
- Visible to more than 8,400 cars per day on Old Salem Road and 10,500 cars per day on Taywood Road
- In close proximity to multiple amenities such as retail, restaurants, banks, grocery stores and Miami Valley Hospital, and surrounded by residential areas



**Joe Krug**  
Commercial Sales & Leasing  
937.701.1083  
Joe.Krug@ApexCommercialGroup.com

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,629	34,385	81,425
Total Households	4,292	15,204	35,563

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

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## Photos



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## Floor Plan

