



## 1659 W. 2nd Street

Xenia, Ohio 45385

**SALE PRICE:**

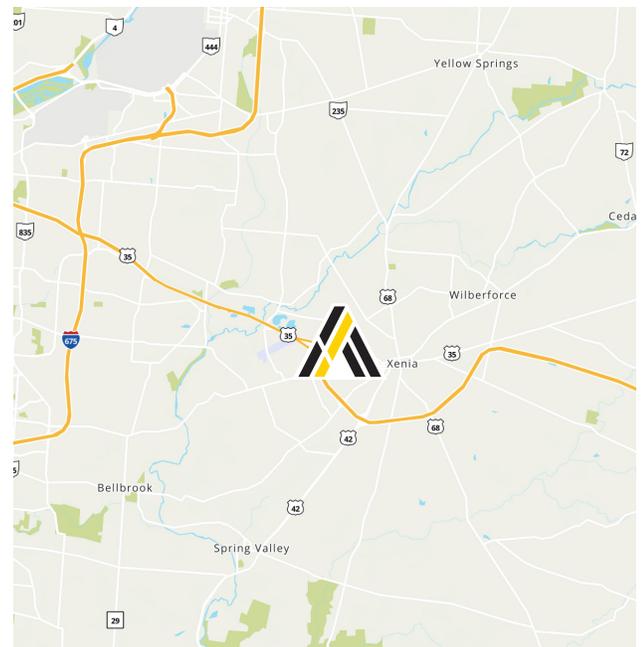
**\$449,500**

**LEASE RATE:**

**\$13.00 PSF NNN**

### Property Highlights

- **3,500± SF Medical office space** becoming available March 31, 2026.
- **Well designed layout** featuring two waiting rooms, multiple large offices, 7 plumbed exam rooms, a lab room, a nurses station, and a kitchen.
- **Ample on-site parking** with 35 spaces (10 spaces per 1,000 SF).
- **Prime downtown Xenia location** with convenient access to SR-35.
- **Zoned B-1 - Convenience Business District** - provides for a range of convenience goods and services to serve the day-to-day needs of those living in the City and surrounding region.
- **Strong traffic exposure** to more than 10,200 cars per day on W. 2nd Street.
- **Convenient access to SR-35**, approximately 5 minutes from the interchange.



**Joe Krug**

Senior Associate

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### Demographics

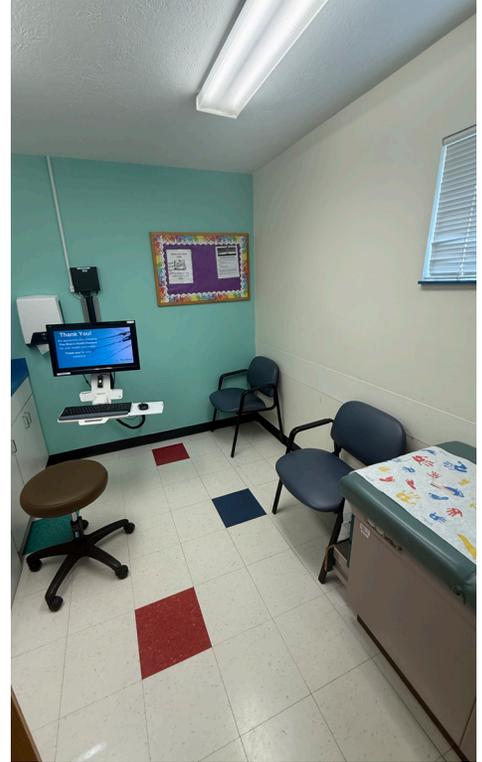
	1 Mile	3 Mile	5 Mile
Total Population	8,929	26,546	43,657
Total Households	3,706	11,387	17,171

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## Photos



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

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## Floor Plan

