



Commercial  
Group

**FOR SALE OR LEASE**

Prime Medical Office Opportunity



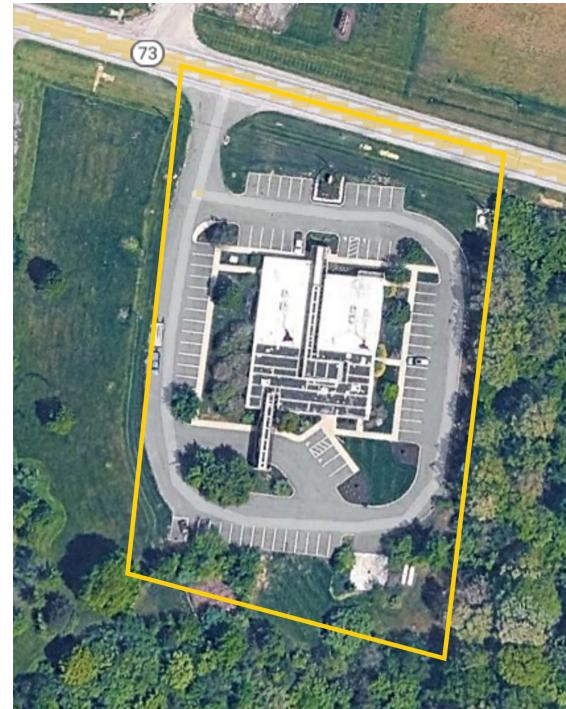
## 4353 OH-73

Waynesville, Ohio 45068

**SALE PRICE/LEASE RATE:  
NEGOTIABLE**

### Property Highlights

- 12,529± SF medical office building on 2.5± acres in a rapidly growing area near Dayton.
- Purchase option** - Perfect owner/user opportunity to occupy part of the building while benefiting from existing rental income to offset expenses. Offering both financial stability and long-term upside.
- Leasing options** - 1,619± SF and 542± SF spaces available for tenants seeking high-quality medical space in a supply-constrained market.
- Move-in-ready suites suitable for a range of medical and professional uses seeking immediate functionality; formerly an optometry practice and pharmacy.
- Abundant surface parking offering convenience for patients, staff, and visitors.
- Prominent visibility along SR 73 with excellent signage exposure.
- Situated in between I-75 and I-71 and close proximity to Caesars Creek State Park, restaurants, shopping and other amenities.
- Located near a large concentration of residential households, providing strong patient demand for medical and wellness services.



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Principal

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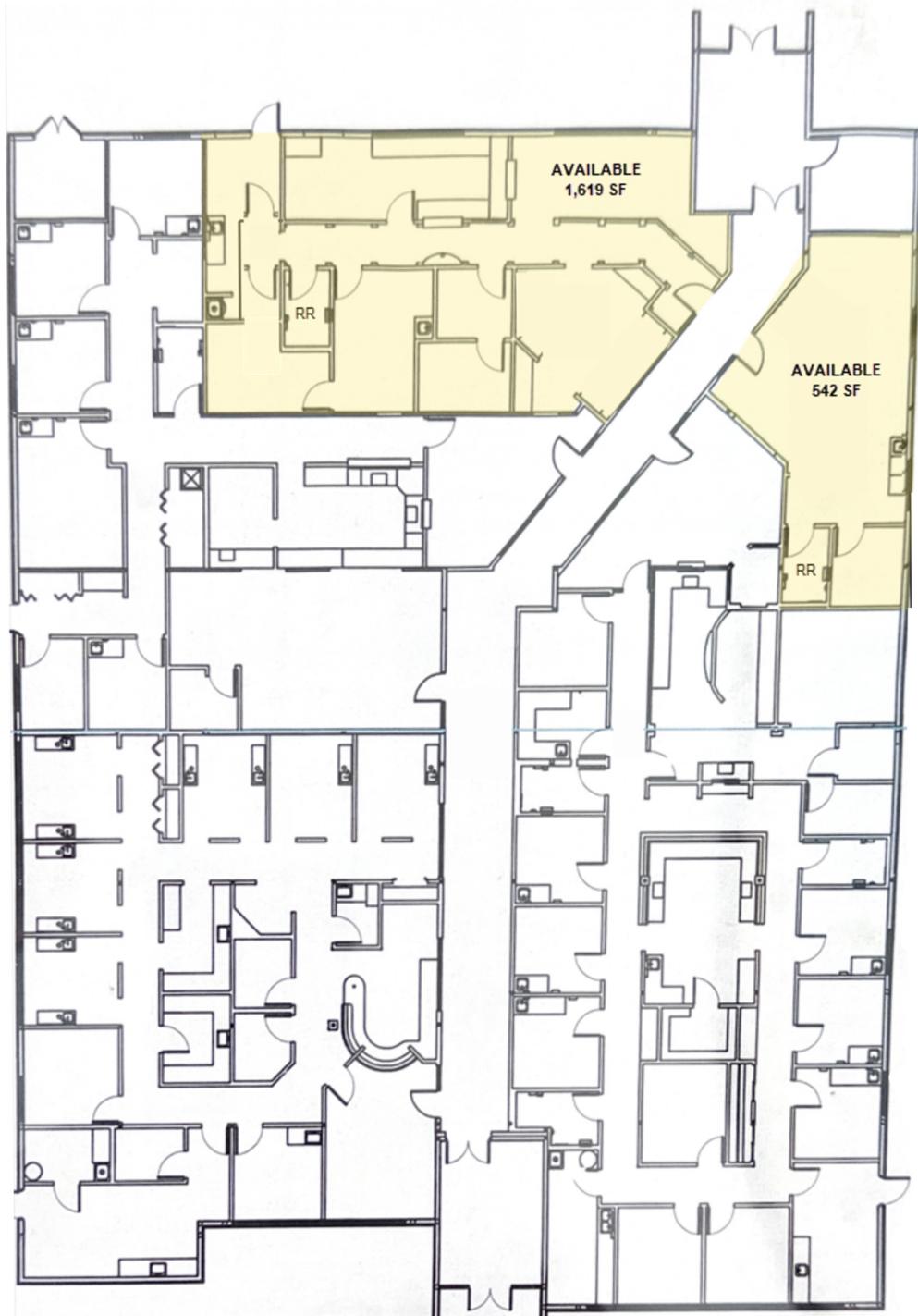
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## Floor Plan



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