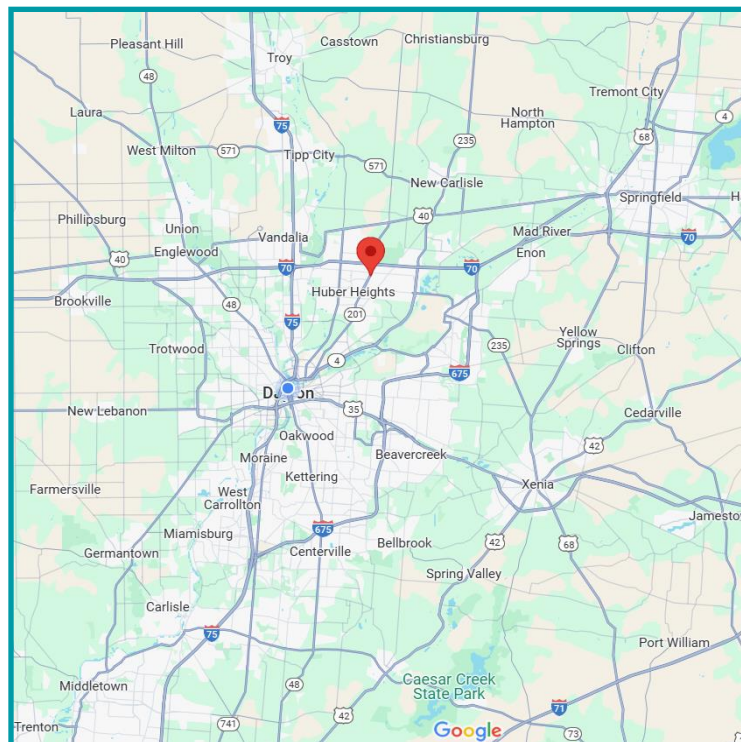




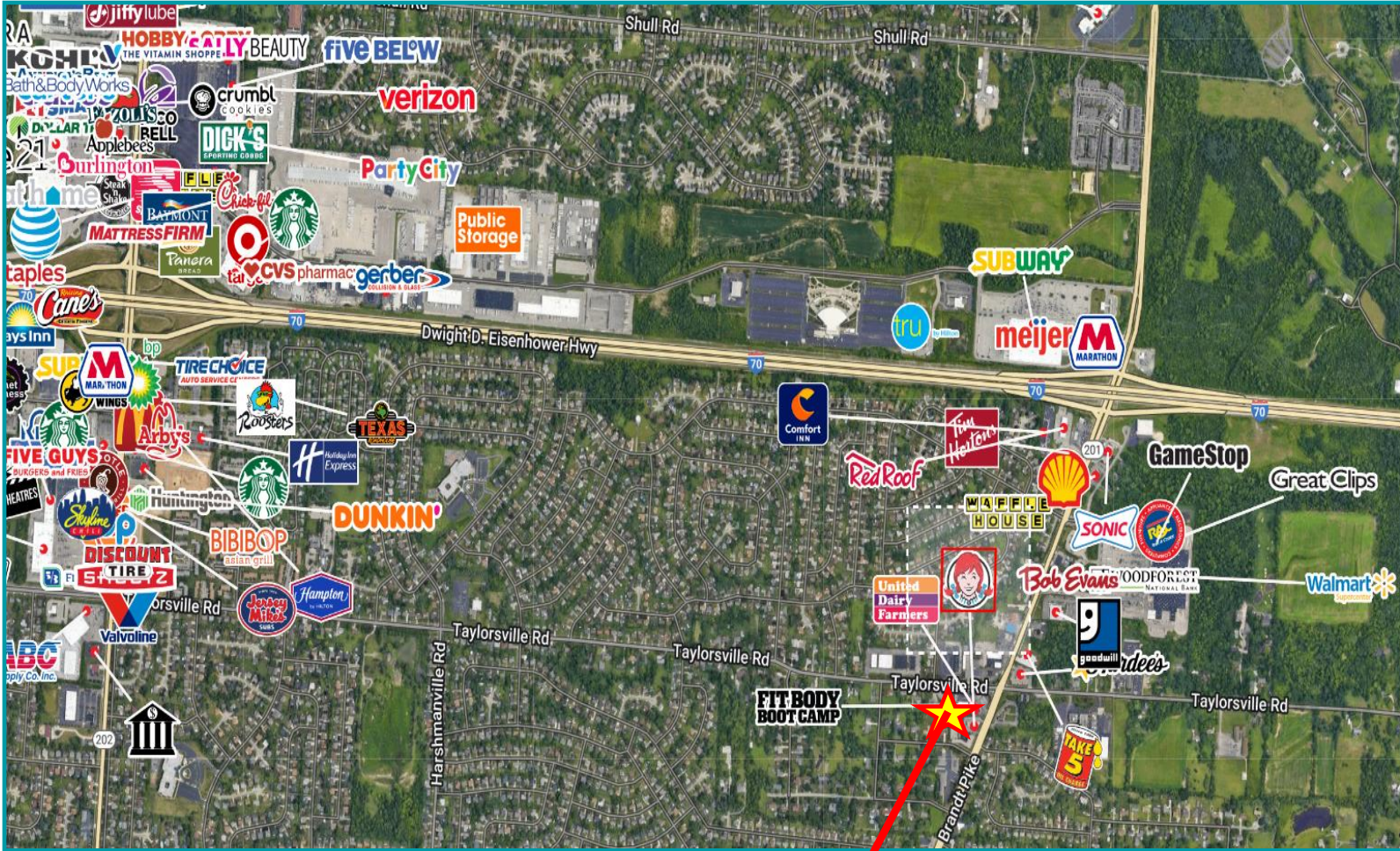
PROPERTY HIGHLIGHTS

- 2,720 sq.ft Medical/Office Building Parcel # P70 01003 0012; located on .772 acres
- Extremely busy area with plenty of parking
- Space is being used as a medical office with everything in place—easy plug and play space can accommodate a variety of uses
- Excellent building and pylon signage on Brandt Pike and at the entrance of building
- Conveniently located in Huber Heights just minutes from I70 off busy Brandt Pike – major thoroughfare with over 20,781+ cpd
- The building features reception waiting area with 3 offices, ADA restroom and private employee restroom, 5 exam rooms with sinks, a large physical therapy area, workstations with sinks, laundry room, rehab area, server room with voIP cat 6 cables, 2 HVAC units, new LED parking lot lights
- For Sale - ~~\$575,000~~ **REDUCED to \$550,000!**



For More Information, Please Contact:

Tracey Herron | Sr. V.P. of Sales & Leasing
Mobile: 937.216.4636
therron@equity.net



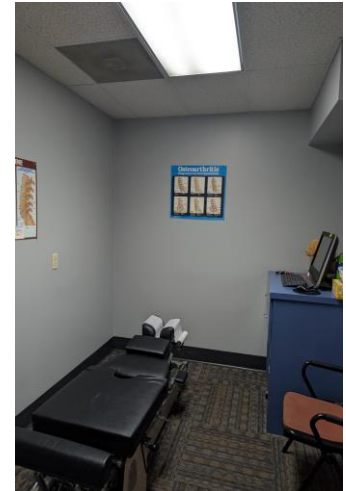
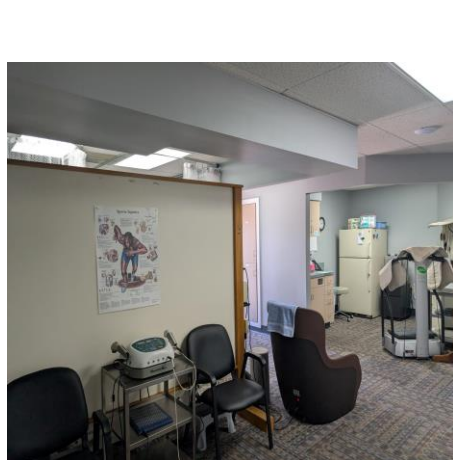
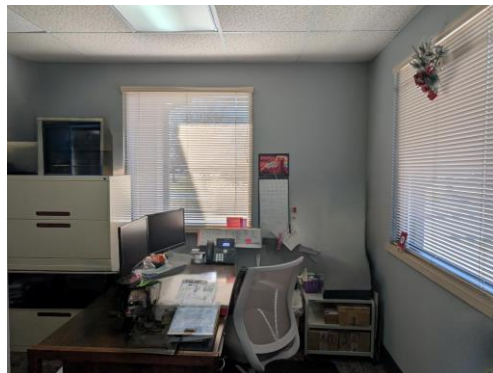
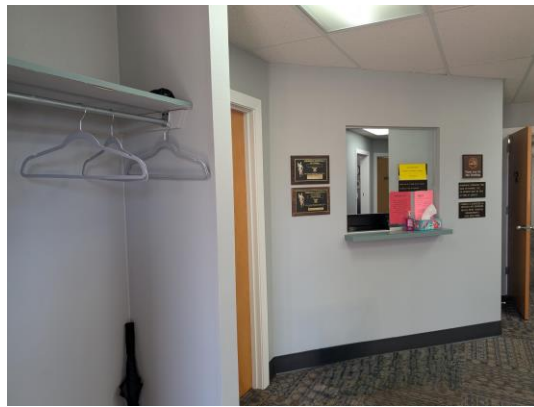
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,916	51,619	80,296
Average HH Income	\$122,751	\$117,399	\$113,616
Daytime Employee Population	3,216	14,157	39,131

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner



Commercial Real Estate Solutions®

For SALE
Freestanding Building
7405 Brandt Pike Huber Heights, OH 45424

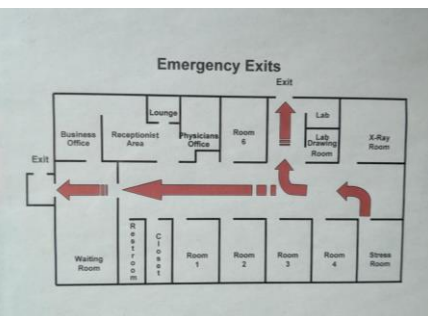
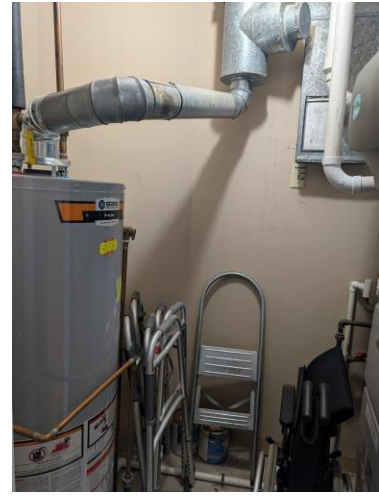
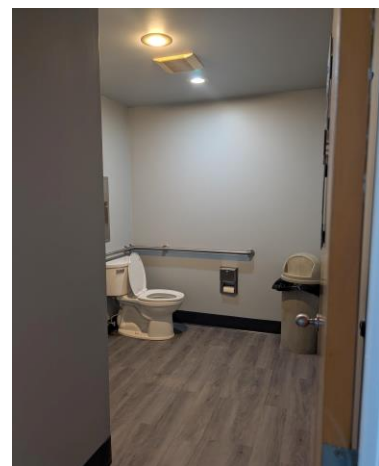
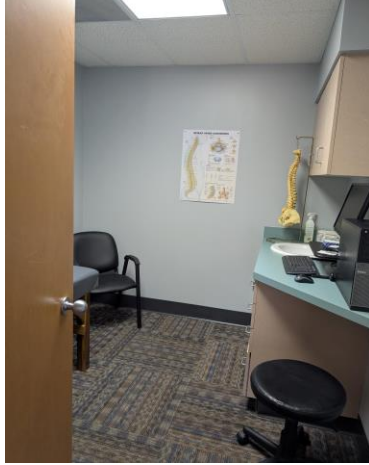


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Floorplan

