

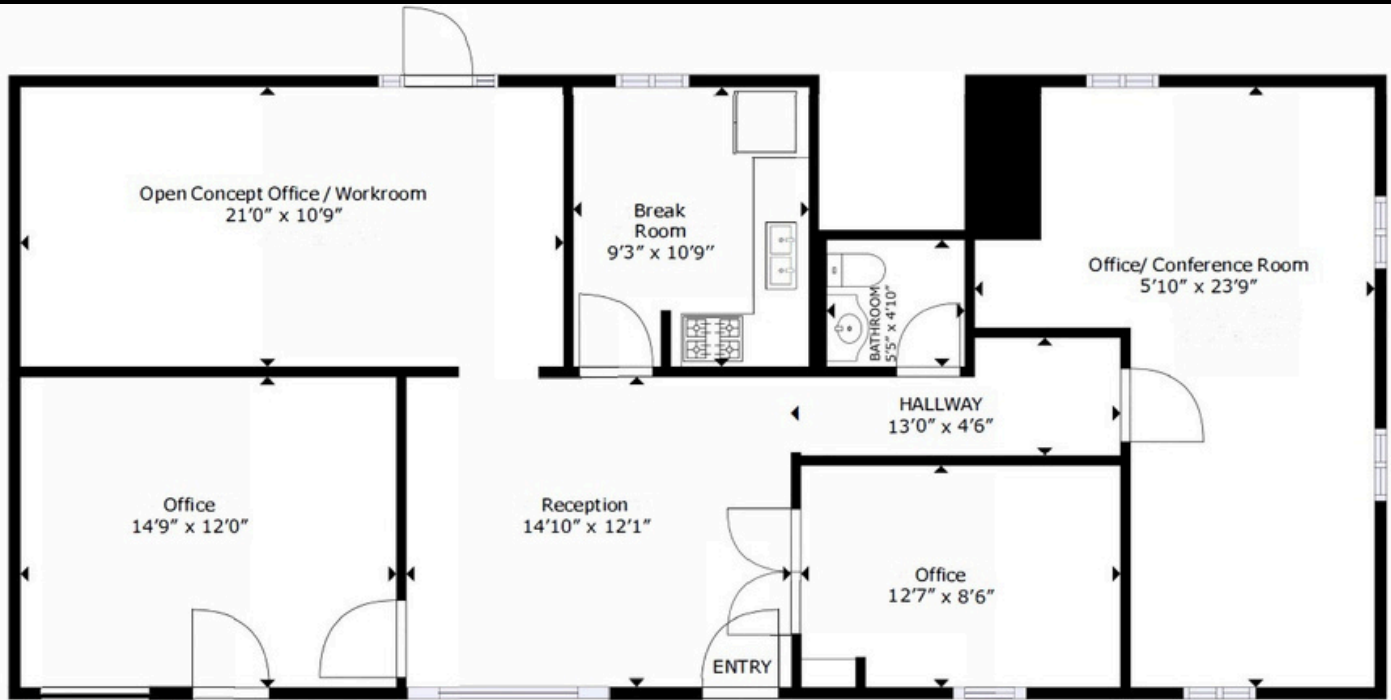
1,350 SF OFFICE SPACE AVAILABLE!

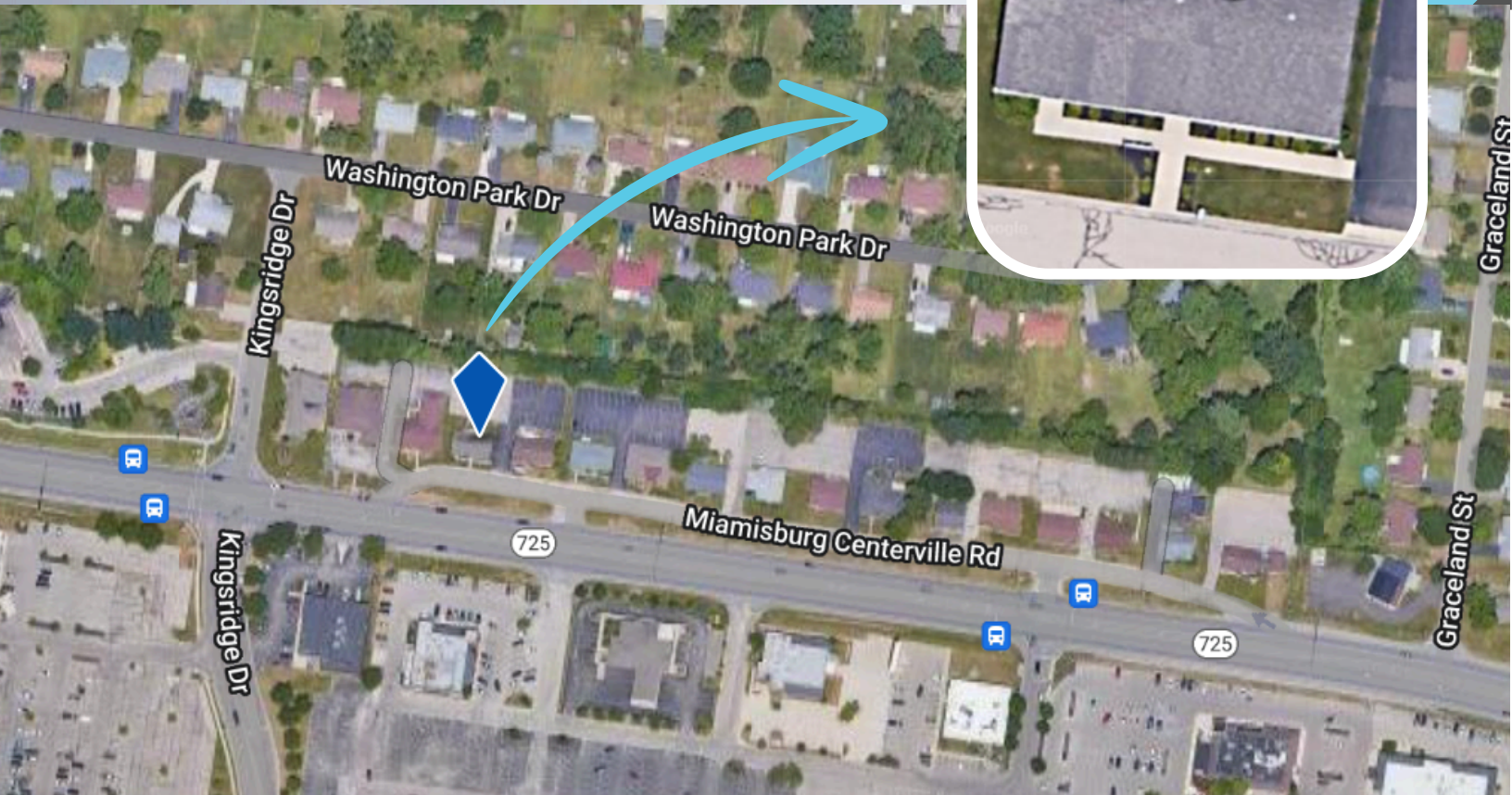
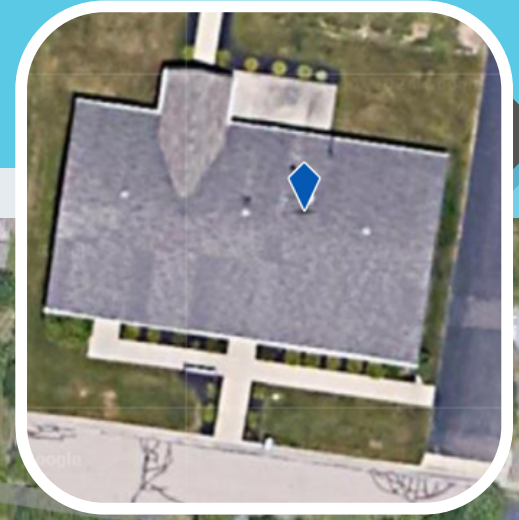


FOR LEASE | 2261 MIAMISBURG-CENTERVILLE RD
DAYTON, OH 45459

Property Highlights

- WELL MAINTAINED PROFESSIONAL FREESTANDING OFFICE/MEDICAL BUILDING FRONTING
- BUSY MIAMISBURG-CENTERVILLE RD. (SR 725)
- EXCELLENT VISIBILITY, SIGNAGE OPPORTUNITY, AND ABUNDANT OFF-STREET PARKING
- SITUATED IN MIAMI TOWNSHIP, OH - NO CITY INCOME TAX!
- MINUTES TO I-675, I-75, SR 741 (SPRINGBORO PIKE)
- PRIVATE OFFICES, RECEPTION, CONFERENCE, PRIVATE RESTROOM, BREAK ROOM, AND OPEN OFFICE/WORKROOM AREA
- FORMERLY EDWARD JONES FINANCIAL ADVISORS & WEALTH PLANNING OFFICE
- ACROSS FROM DAYTON MALL AND SURROUNDED BY RESTAURANTS, RETAIL, OFFICE, AUTOMOTIVE, STRONG RESIDENTIAL AND MULTI-FAMILY BACKUP, AND CLOSE TO EVERYTHING CENTERVILLE, WASHINGTON TOWNSHIP, MIAMISBURG, SPRINGBORO, & FRANKLIN
- IDEAL FOR ATTORNEY, CPA, WEALTH PLANNER, GENERAL OFFICE, MEDICAL, AND MORE!





2261 MIAMISBURG-CENTERVILLE RD | FOR LEASE
DAYTON, OH 45459

2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	28,209	156,046	423,674
HOUSEHOLDS	13,154	66,151	174,263
HH INCOME	\$84,900	\$95,561	\$85,002



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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the Property.