



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**

FOR SALE!

5538 Philadelphia Drive,
Dayton, OH 45415



Medical Office Designed for Care and Ready for Practice

\$500,000

PROPERTY FEATURES:

- Ideal for medical, dental, or professional office use
- Great Investment Opportunity
- Functional layout with exam rooms, offices, and reception area
- Ample on-site parking for patients and employees
- Prominent signage opportunity along Philadelphia Drive



**THE NIANOURIS
COMMERCIAL TEAM**

-Commercial
-Investments
-Land

Bob Caperna
bcaperna@bcaperna.com
937.470.0046

www.MiamiValleyCRE.com



HOWARD HANNA
REAL ESTATE SERVICES


**THE NIANOURIS
COMMERCIAL TEAM**



Fact Sheet

Address:	5538 Philadelphia Drive, Dayton, OH 45415
Price:	\$500,000
County:	Montgomery County
City:	Dayton
Building Size:	8,102 SQ FT
Lot Size:	11,800 SQ FT
Year Built:	1975
Zoning:	B-3
Parking Spaces:	10+
Land Description	C - Medical Clinics and Offices
Taxes	≈ \$9,758
Restrooms:	2+

Please Note: Equipment and movable items in the Dentist unit “DO NOT CONVEY”. Please contact agent in regards to other items and equipment in the building.



**THE NIANOURIS
COMMERCIAL TEAM**

-Commercial
-Investments
-Land

Bob Caperna
bcaperna@bcaperna.com
937.470.0046

www.MiamiValleyCRE.com

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**

Property Description:

5538 Philadelphia Drive offers a well-designed medical or professional office space ideal for healthcare providers, specialty practices, or general business operations. The property features a functional layout with multiple exam rooms, private offices, reception and waiting areas, and ample on-site parking for staff and patients. Large windows provide abundant natural light, creating a comfortable and welcoming environment for visitors. Conveniently located along a highly visible corridor, the site offers easy access to major roadways, nearby hospitals, and surrounding residential communities. This move-in-ready space combines convenience, accessibility, and professional appeal—perfect for any medical or office user seeking a quality facility in a strong Dayton-area location.

GREAT Investments opportunity. The main building has 4 units with a common waiting area. Two of the units are occupied and are willing to stay with a 3 or 5 year lease at \$10/ sq ft plus NNN. The other two spaces and the outbuilding are vacant. Contact the listing agent with any questions regarding the property.



**THE NIANOURIS
COMMERCIAL TEAM**

-Commercial
-Investments
-Land

Bob Caperna
bcaperna@bcaperna.com
937.470.0046

www.MiamiValleyCRE.com

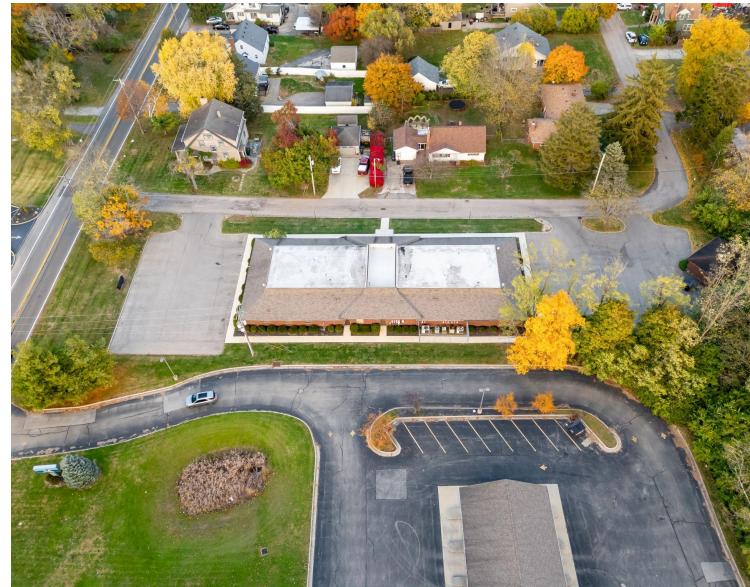
INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



**5538 Philadelphia Drive,
Dayton, OH 45415**

MAIN BUILDING



INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



**THE NIANOURIS
COMMERCIAL TEAM**

**-Commercial
-Investments
-Land**

Bob Caperna
bcaperna@bcaperna.com
937.470.0046

www.MiamiValleyCRE.com