



FOR LEASE

7211 N MAIN STREET
DAYTON, OH 45415

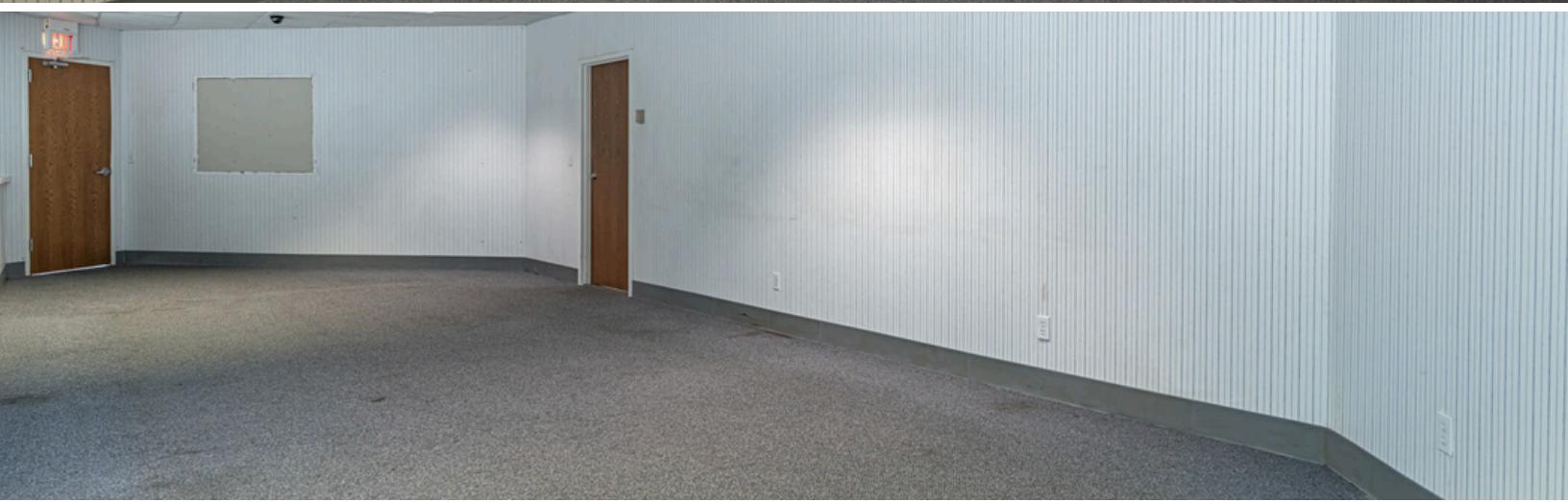
Property Highlights

- WELL-MAINTAINED OFFICE BUILDING WITH SPACES AVAILABLE FROM 593 SF+/- TO 9,556 SF+/-
- BUILT IN 1985 WITH LOTS OF CONVENIENT PARKING
- EXCELLENT LOCATION FOR MEDICAL OFFICE, PROFESSIONAL OFFICE AND CONSUMER SERVICES
- HIGHLY VISIBLE PROPERTY WITH APPROXIMATELY 20,000 CARS PER DAY
- CONVENIENT TO ENGLEWOOD AND I-70
- POPULATION WITHIN FIVE MILES IS 130,000 PLUS AN ADDITIONAL 56,000 DAYTIME EMPLOYEES
- LOCATED IN HARRISON TOWNSHIP, NO INCOME TAX
- CONTEMPORARY BUILDING DESIGN WITH TONS OF NATURAL LIGHT
- IDEAL FOR: GOVERNMENT OFFICE, MEDICAL OFFICE, MEDICAL LABORATORY, MEDICAL IMAGING, DAYCARE CENTER (ADULT OR CHILD), INSTRUCTIONAL CENTER, MEDICAL MASSAGE, SALON OR DAY SPA, PERSONAL CARE SERVICES, PROFESSIONAL OFFICE (ACCOUNTANT, FINANCIAL PLANNER, ATTORNEY, INSURANCE, TAX SERVICES, REAL ESTATE)

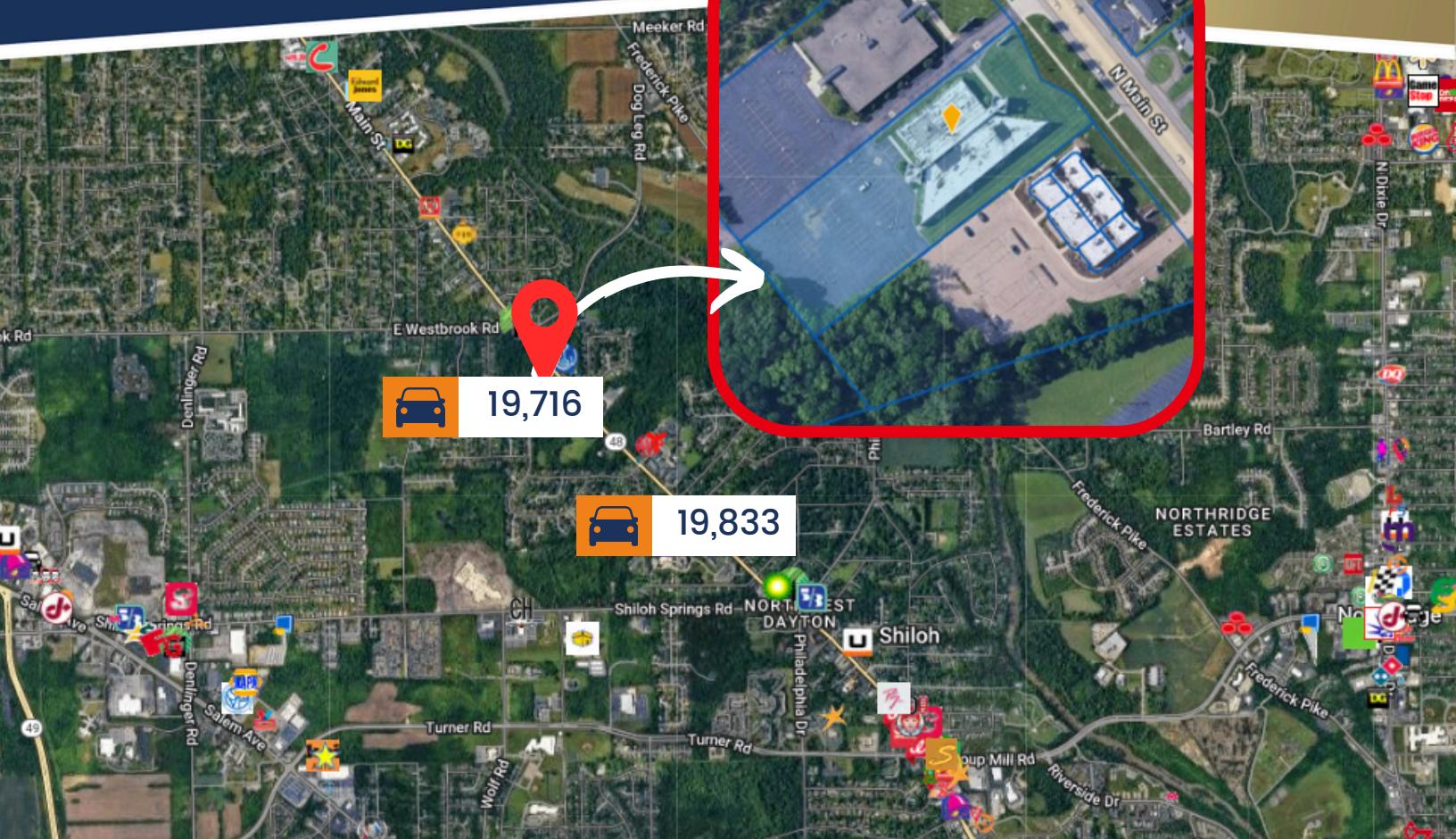
Lease Rate: \$12 SF Modified Gross

IRONGATE INC. COMMERCIAL

CONVENIENT OFFICE LOCATION
ON BUSY THOROUGHFARE



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FOR
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2024 DEMOGRAPHICS

2 MILE

5 MILE

10 MILE

POPULATION

19,102

129,483

383,844

HOUSEHOLDS

8,419

56,102

161,056

HH INCOME

\$72,049

\$64,309

\$69,732

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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.