



Crest
Commercial Realty

Medical Office

FOR LEASE

20 W. Wenger Rd., Englewood, OH 45322



Property Highlights

- 2,456 SF of medical office space.
- Mix of offices, private exam rooms, and workstation/lab room.
- Attractive light-filled vestibule, updated waiting room.
- Ample on-site parking, easy access.
- Multi-tenant medical building located on busy thoroughfare in Englewood.
- Conveniently located between Taywood Road and State Rt 48.
- Negotiable tenant improvement allowance.
- Lease rate: \$12/SF, Modified Gross.



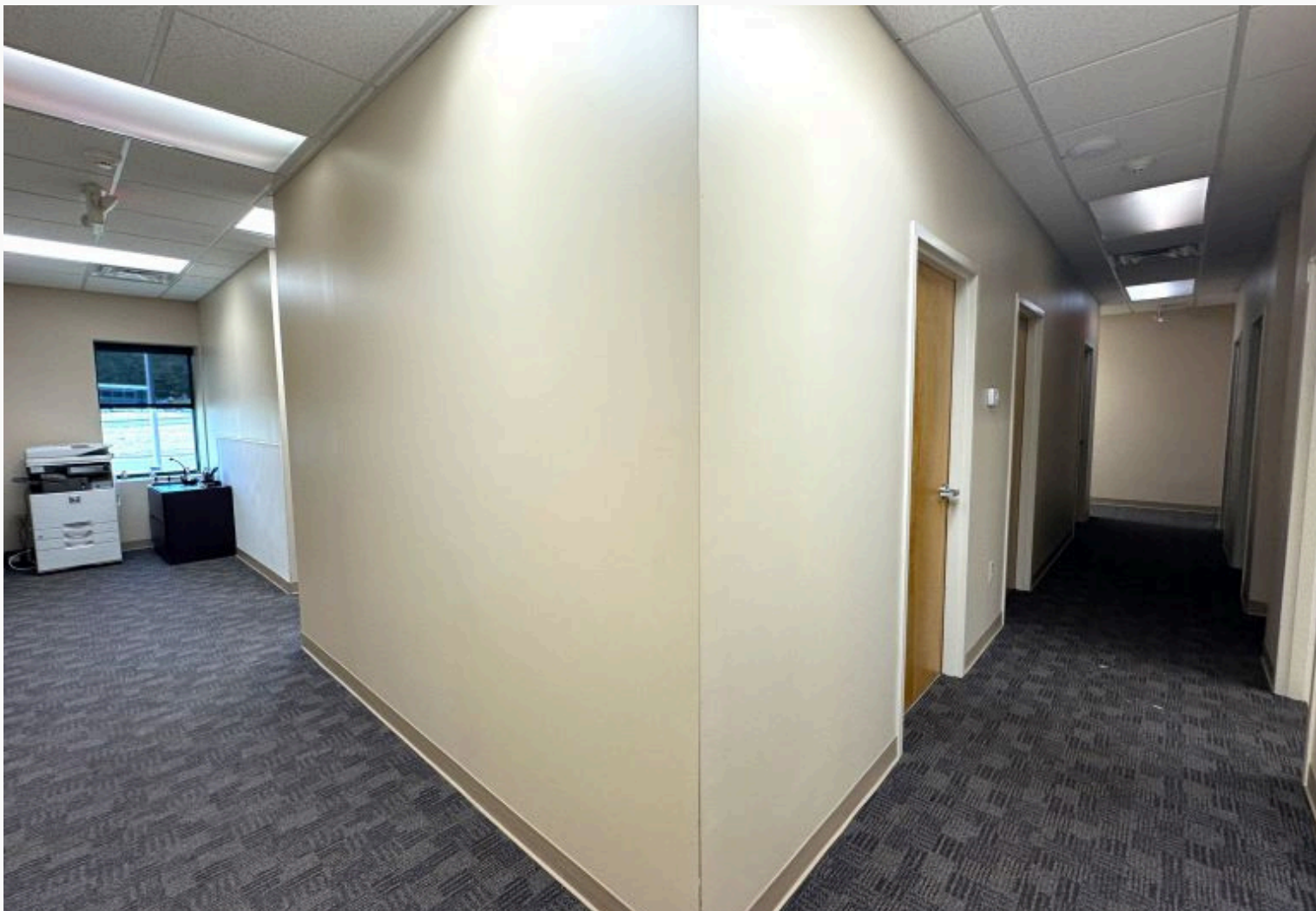
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6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459

20 W. Wenger Rd.



Location

20 W. Wenger Rd.



** VPD, 2022.

Demographics

	2 miles	5 miles	10 miles
2024 Population	19,833	73,449	291,587
2023 Households	8,113	31,529	123,276
Avg Household Income	\$93,332	\$80,190	\$68,825

** Information obtained from Costar, 2024



Traffic Count at S. Main St and W. Wenger Rd 25,486 VPD.

** Information obtained from Costar, 2022

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