



FOR LEASE

215-255 S ALLISON AVENUE
XENIA, OH 45385

Property Highlights

- 1,845 SF AVAILABLE IN PROFESSIONAL MEDICAL/OFFICE BUILDING
- SPACE OFFERS SIX (6) PRIVATE EXAM ROOMS/OFFICES, RECEPTION AREA, SMALL LOBBY, STORAGE ROOM, AND PRIVATE RESTROOM
- CO-TENANTS ARE DAVITA AND KIDNEY CARE SPECIALISTS, LLC
- SURROUNDED BY NATIONAL RETAILERS, RESTAURANTS, OFFICES, & SCHOOLS
- STRONG RESIDENTIAL BACKUP
- SUITE IS IDEAL FOR MEDICAL, DENTAL, OPTICAL, ATTORNEY, INSURANCE, FINANCIAL SERVICES, WELLNESS CLINIC, MEDICAL MASSAGE, CHIROPRACTIC SERVICES, & MANY OTHER USES

Lease Rate: \$12 PSF/NN

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**215-225 S ALLISON AVE | FOR
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2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	23,438	37,533	173,341
HOUSEHOLDS	9,446	14,254	68,658
HH INCOME	\$59,453	\$81,307	\$94,330



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