



2555 S Dixie Dr

Dayton, Ohio 45409

Property Highlights

- Multiple configurations possible. Current configurations are:
- Suite 236 - 400 SF, \$400/M
- Suite 240 - 2012 SF, 3 offices, large open area, Full Kitchen (PRICE REDUCED) \$1600/M
- Suite 260b - 200 SF, single room \$350/M
- Suite 260d - 200 SF, single room \$350/M

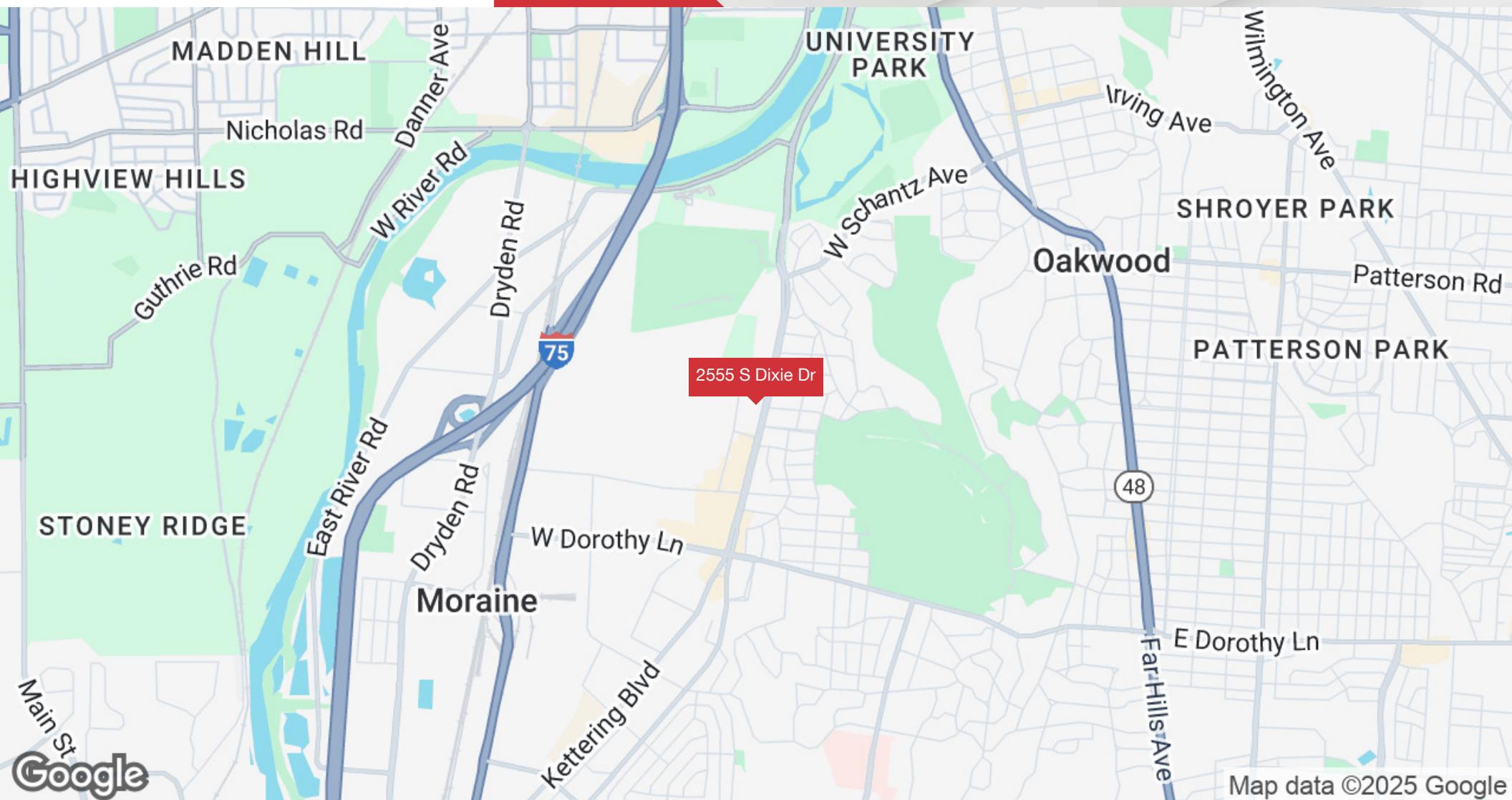
| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-----------|----------|----------|
| Total Households | 1,816 | 29,440 | 88,027 |
| Total Population | 4,121 | 71,032 | 205,275 |
| Average HH Income | \$107,636 | \$88,758 | \$75,403 |

For More Information

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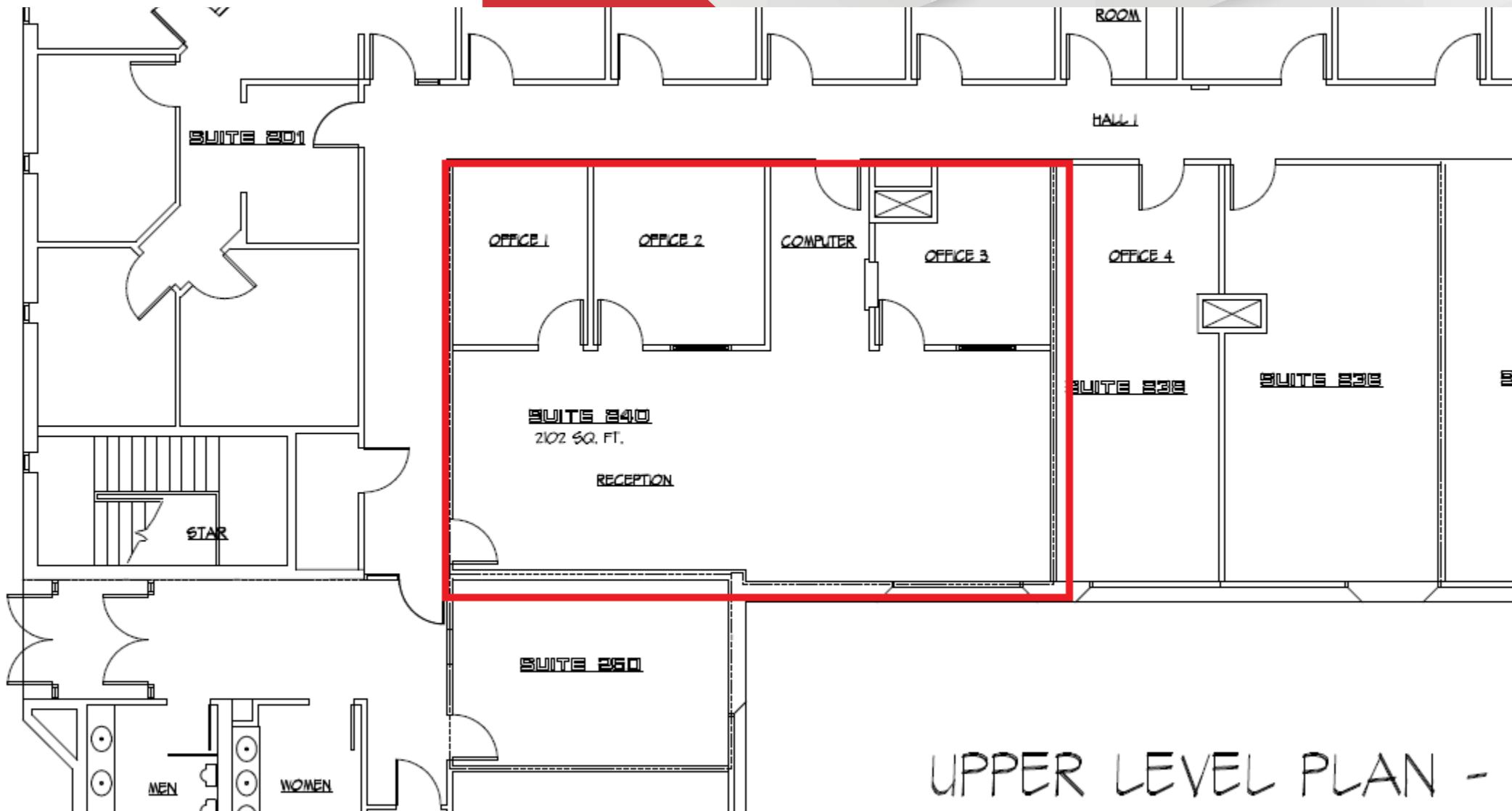
BROCHURE | 2555 S Dixie Dr Dayton, OH 45409

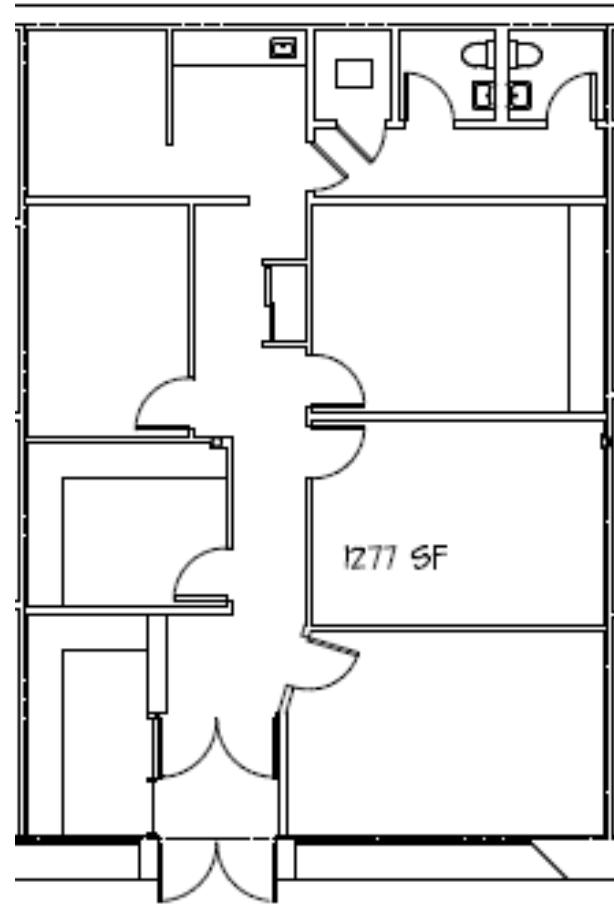
For Lease

200 - 2,012 SF | \$350.00 - 1,600.00 per month
Office Space



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SUITE 102
1,259 SF



Lease Information

| | | | |
|--------------|------------------|-------------|---------------------------------|
| Lease Type: | MG; Full Service | Lease Term: | Negotiable |
| Total Space: | 200 - 2,012 SF | Lease Rate: | \$350.00 - \$1,600.00 per month |

Available Spaces

| Suite | Size (SF) | Lease Type | Lease Rate | Description |
|-----------------------------|-----------|----------------|-------------------|---|
| 2555 S Dixie Dr - Suite 236 | 400 SF | Modified Gross | \$400 per month | - |
| 2555 S Dixie Dr - Suite 240 | 2,012 SF | Full Service | \$1,600 per month | 3 Offices, Large open area and a full Kitchen |
| 2555 S Dixie - Suite 260b | 200 SF | Full Service | \$350 per month | Great office space with a walk in entrance. Southern Hills building has a drive that goes around the building and up to the second floor so all offices have a walk in entrance. Shared vestibule, restroom and waiting room. |

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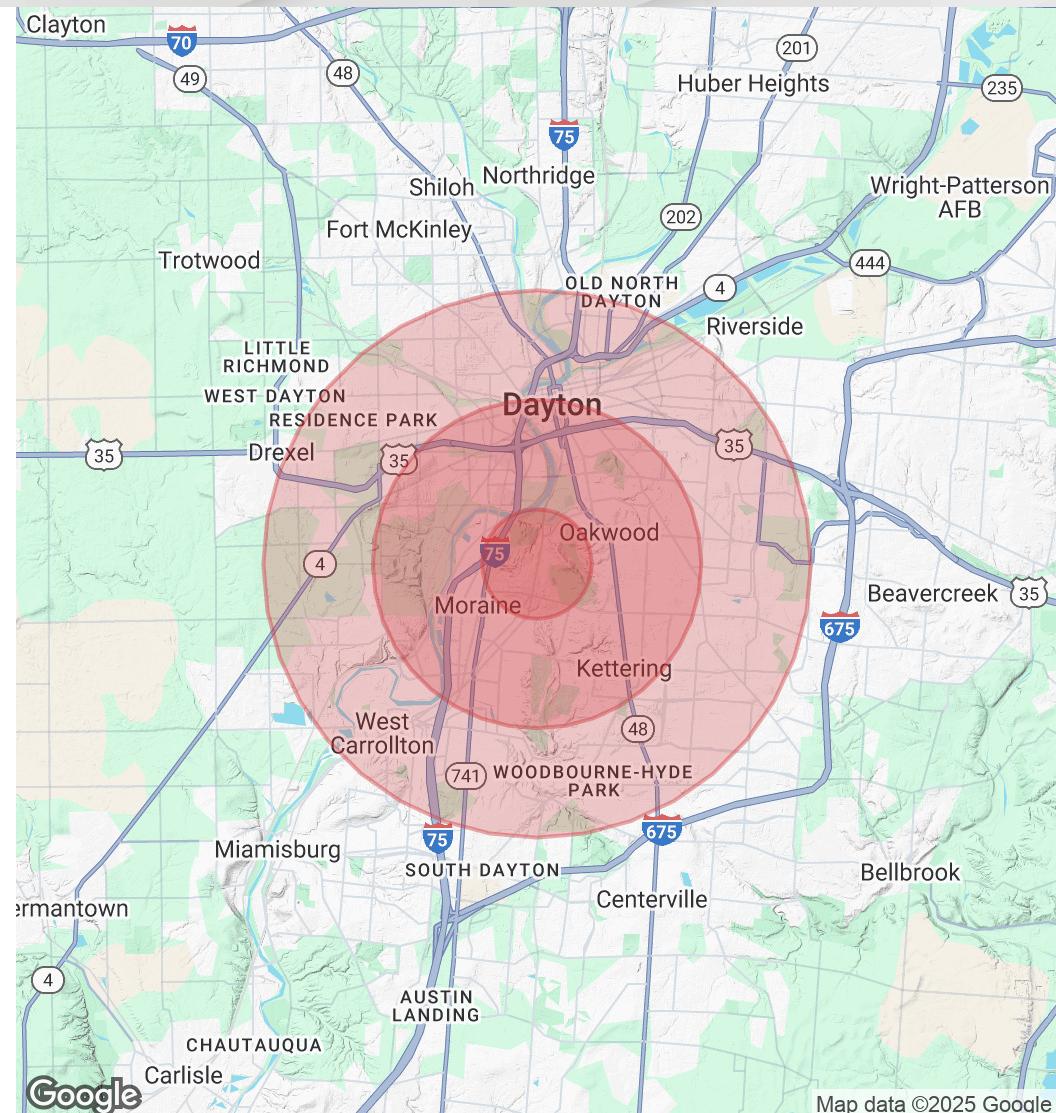
| Suite | Size (SF) | Lease Type | Lease Rate | Description |
|-------|-----------|------------|------------|-------------|
|-------|-----------|------------|------------|-------------|

| | | | | |
|---------------------------|--------|--------------|-----------------|---|
| 2555 S Dixie - Suite 260d | 200 SF | Full Service | \$350 per month | Great office space with a walk in entrance. Southern Hills building has a drive that goes around the building and up to the second floor so all offices have a walk in entrance. Shared Handicapped accessible restroom in vestibule. |
|---------------------------|--------|--------------|-----------------|---|

| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 4,121 | 71,032 | 205,275 |
| Average Age | 41 | 39 | 40 |
| Average Age (Male) | 40 | 38 | 39 |
| Average Age (Female) | 41 | 39 | 41 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,816 | 29,440 | 88,027 |
| # of Persons per HH | 2.3 | 2.4 | 2.3 |
| Average HH Income | \$107,636 | \$88,758 | \$75,403 |
| Average House Value | \$272,208 | \$241,384 | \$188,212 |

Demographics data derived from AlphaMap



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