



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

Scott Kaster

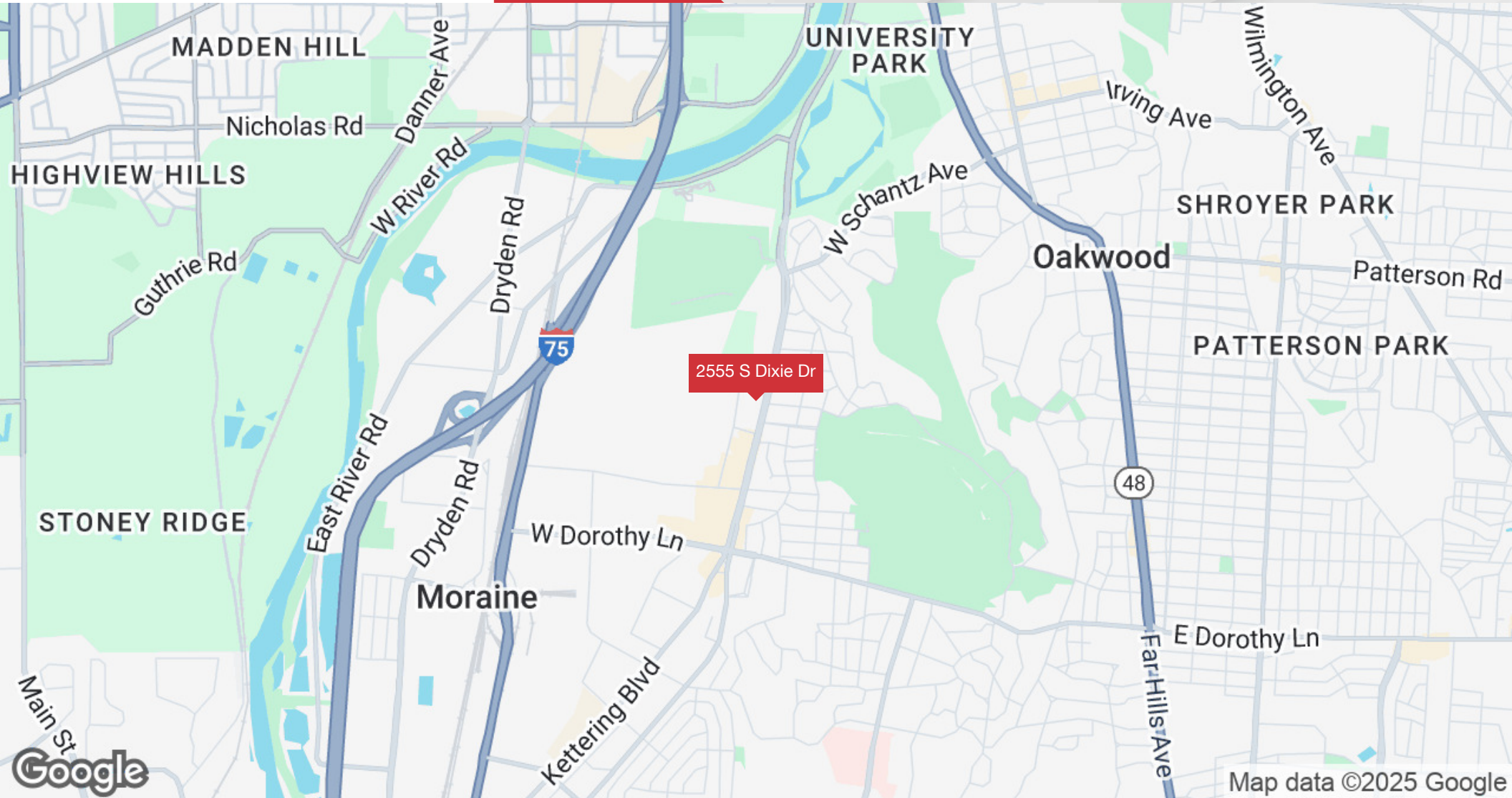
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For Lease

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



BROCHURE | 2555 S Dixie Dr Dayton, OH 45409

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



For Lease

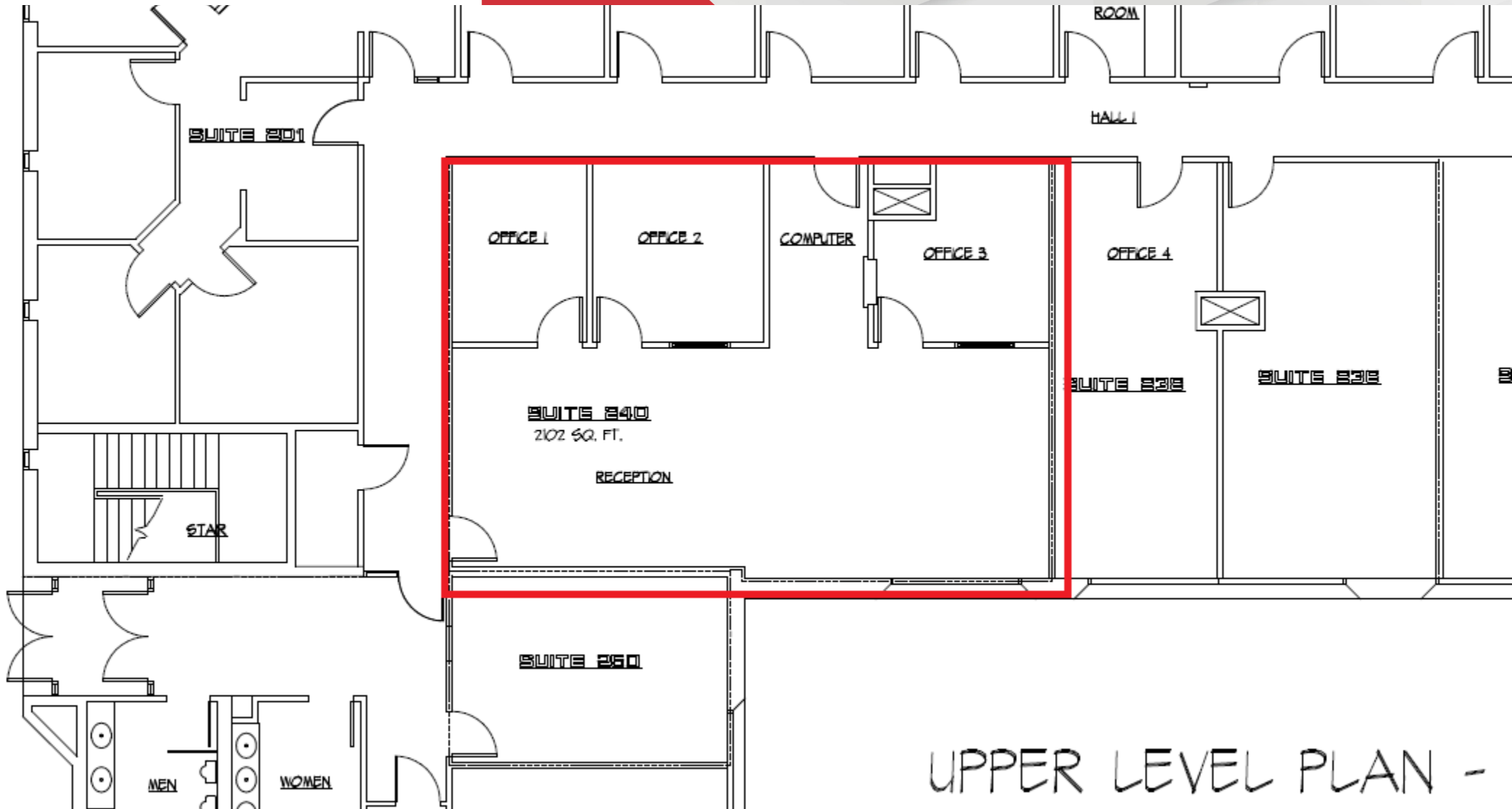
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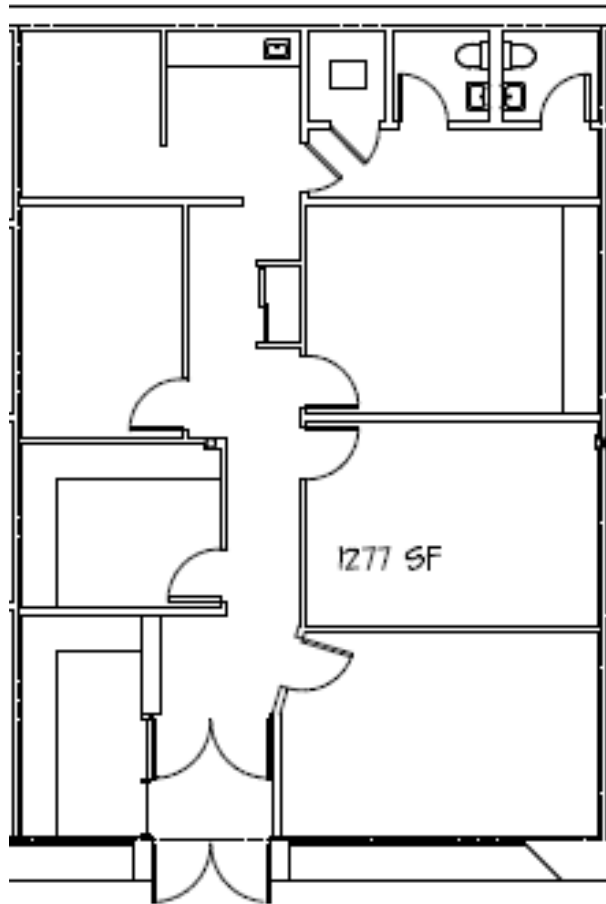


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UPPER LEVEL PLAN -



SUITE 102
1259 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.



For Lease

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Office Space



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.

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For Lease

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Office Space

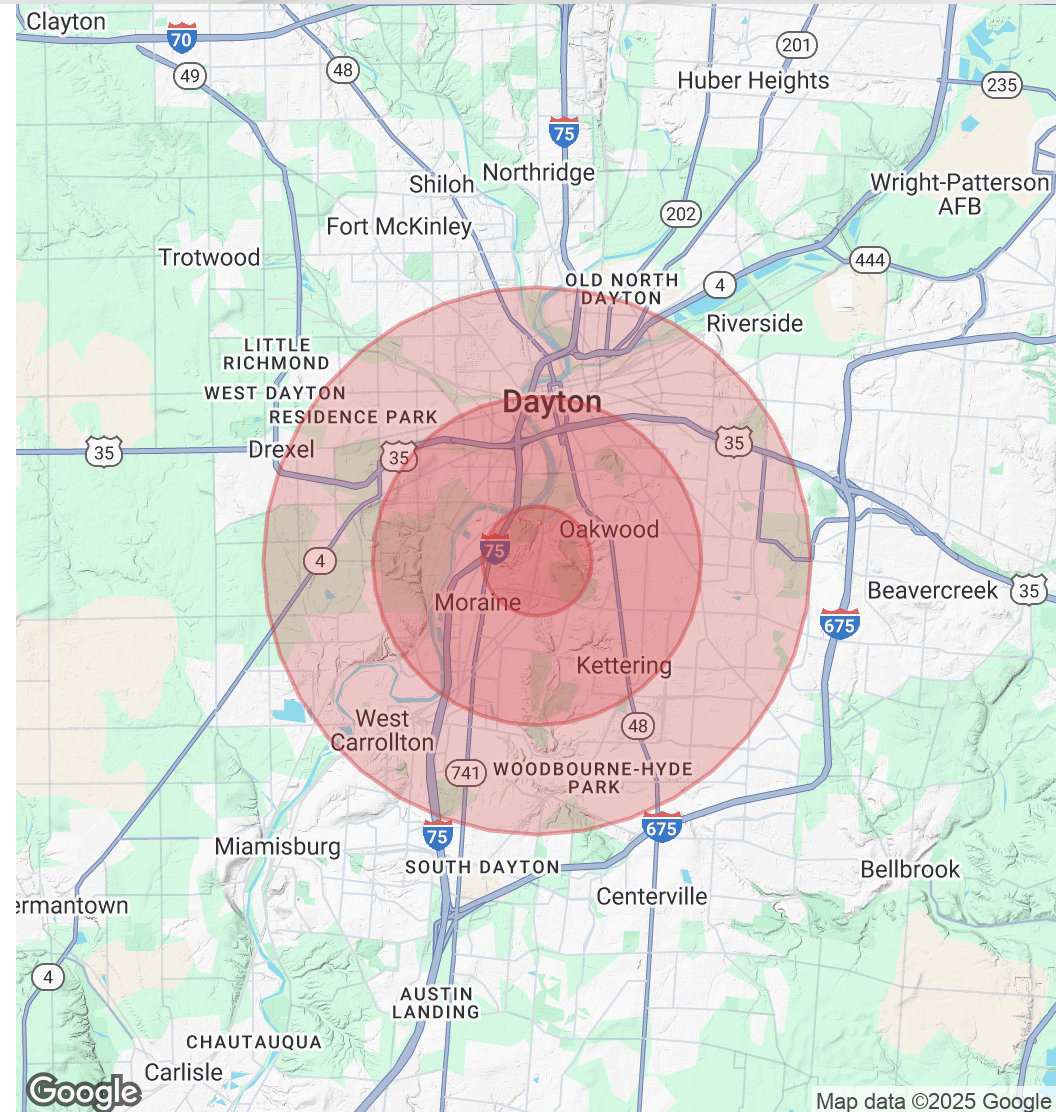
Population

	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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