



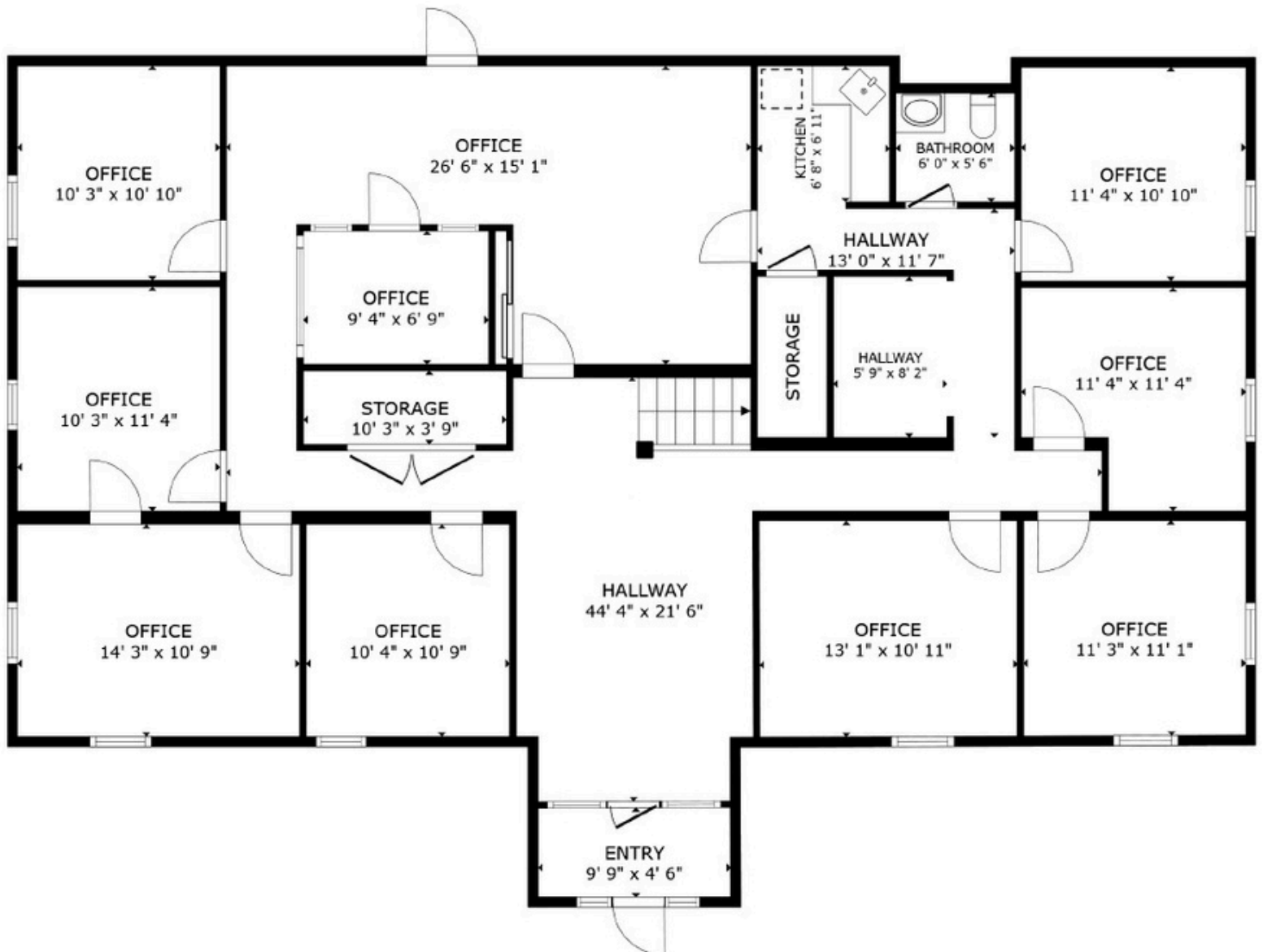
**FOR LEASE** | 3779 DAYTON-XENIA RD  
BEAVERCREEK, OH 45432

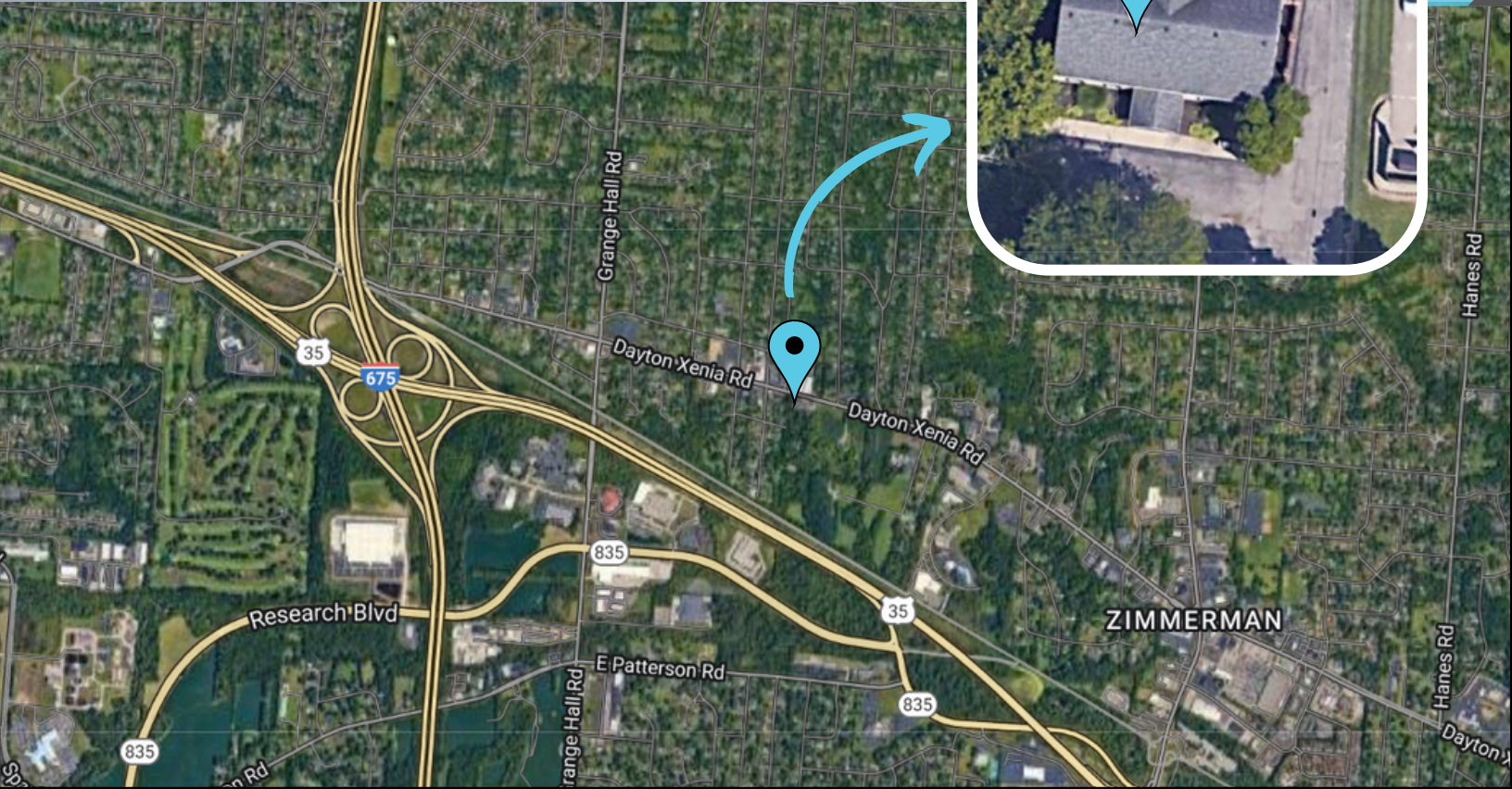
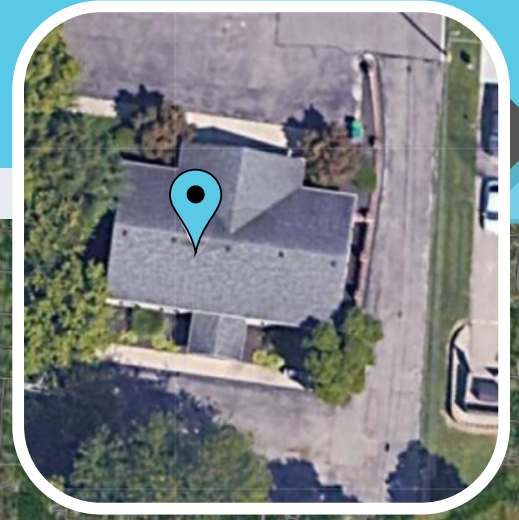
## Property Highlights

- Approx. 2,304 SF Professional Office / Medical Space (Lower Level)
- Park-Like Setting for Outdoor Company Events
- City of Beavercreek, OH - No City Income Tax!
- Abundant Semi-Private Parking
- Storage Space and Air Conditioning
- 24 HR Controlled Access
- Property Manager on Site
- Signage
- Easy Access to all things Beavercreek, US 35, I-675, WPAFB, and WSU
- Minutes to Dayton, Kettering, Bellbrook, Xenia, and more!



# Floor Plan





**3779 DAYTON-XENIA RD | FOR LEASE**  
**BEAVERCREEK, OH 45432**

**2024 DEMOGRAPHICS**

**1 MILE**

**3 MILE**

**5 MILE**

**POPULATION**

4,982

53,548

168,395

**HOUSEHOLDS**

1,853

22,123

71,435

**HH INCOME**

\$106,231

\$87,864

\$64,537



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