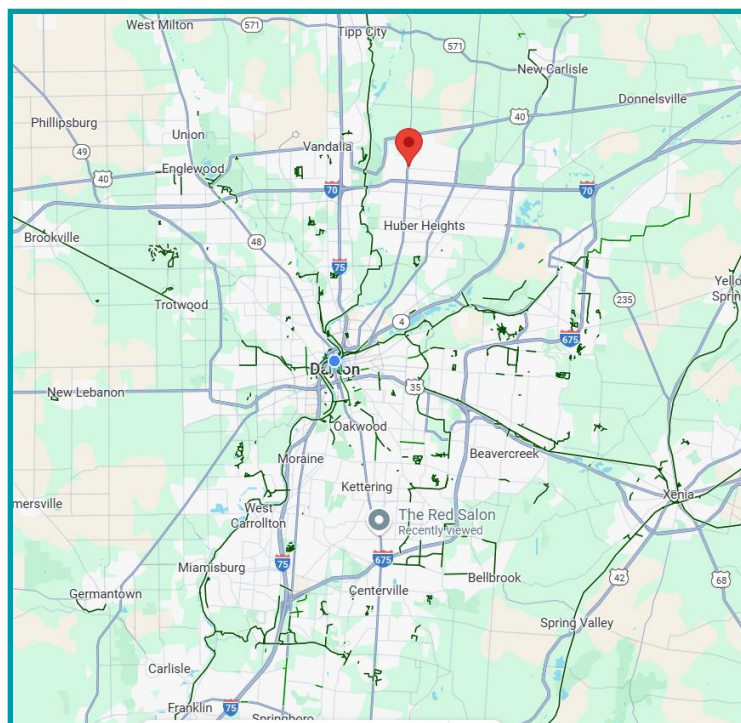




PROPERTY HIGHLIGHTS

- 8,825 sq ft Medical/Office Building
- Suite A - 1,925 SF front office condo for sale or lease. Former Allstate Insurance Agency
- Built in 1990- Parcel # P70 51102 0001
- Professional Office Condos across from Kettering Health Huber Emergency Center
- Extremely busy area with plenty of parking
- The space can accommodate a variety of uses – Easy Plug and Play
- Excellent building and pylon signage on the road
- Conveniently located in Huber Heights, off of I-70 Old Troy Pike/ State Route 202 – The major thoroughfare with over 21,3001+ cpd on 202 and over 64,950 + cpd on I-70
- The building features a reception area to hold up to 3 reception staff, waiting area, a large office off the reception area, along with 6 additional office areas. One office area is divided up with half walls and is set up to hold 3 team members. ADA restroom, private employee restroom, server room, new HVAC, roof, lighting, water heater, and additional upgrades
- For Sale: ~~\$375,000~~ **Reduced to \$355,000!**
- For Lease: **Reduced to \$2,500 p/m + utilities**

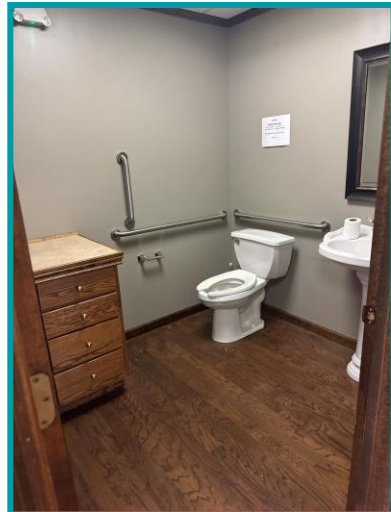


For More Information, Please Contact:

Tracey Herron | Sr. V.P. of Sales & Leasing
Mobile: 937.216.4636
therron@equity.net



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,823	45,642	85,235
Average HH Income	\$113,739	\$111,197	\$113,102
Daytime Employee Population	3,164	15,863	40,733





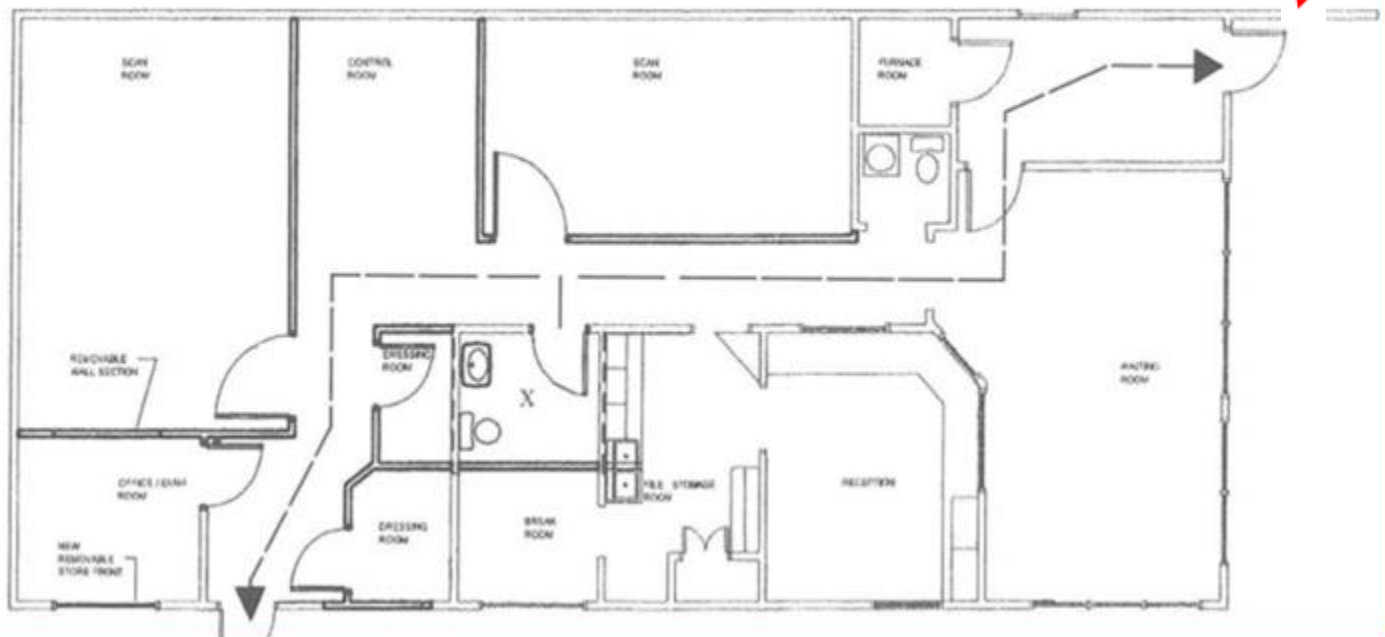
Unit A: 1,925 SF

- Vacant unit at front of building
- Formerly occupied as Allstate Insurance Office
- Suitable for medical or general office use

1925sf - Floor plan



Unit 1



Front Door

Side Door