



FOR LEASE

4403 ST RT 725, SUITE A1
BELLBROOK, OH 45305

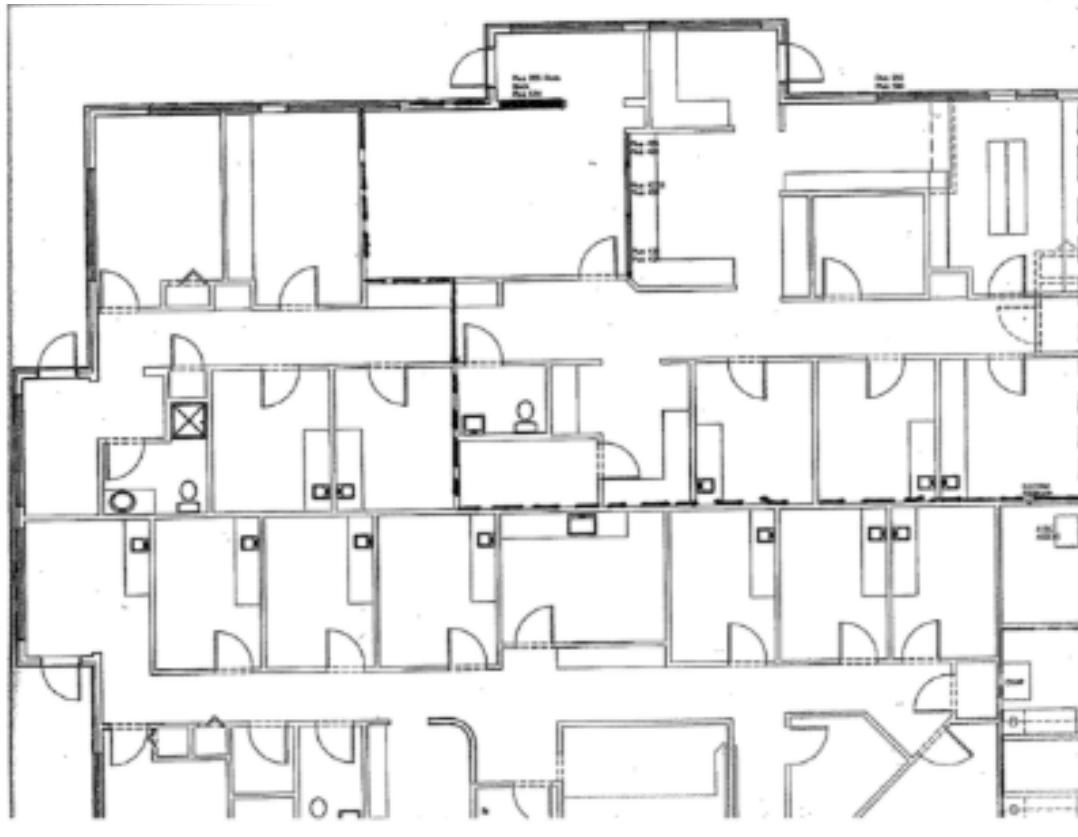
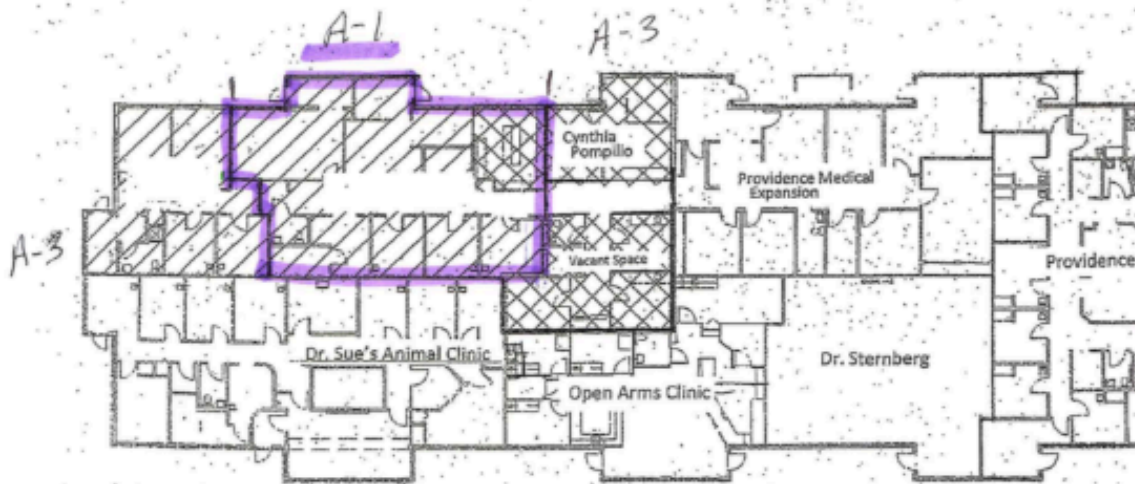
Property Highlights

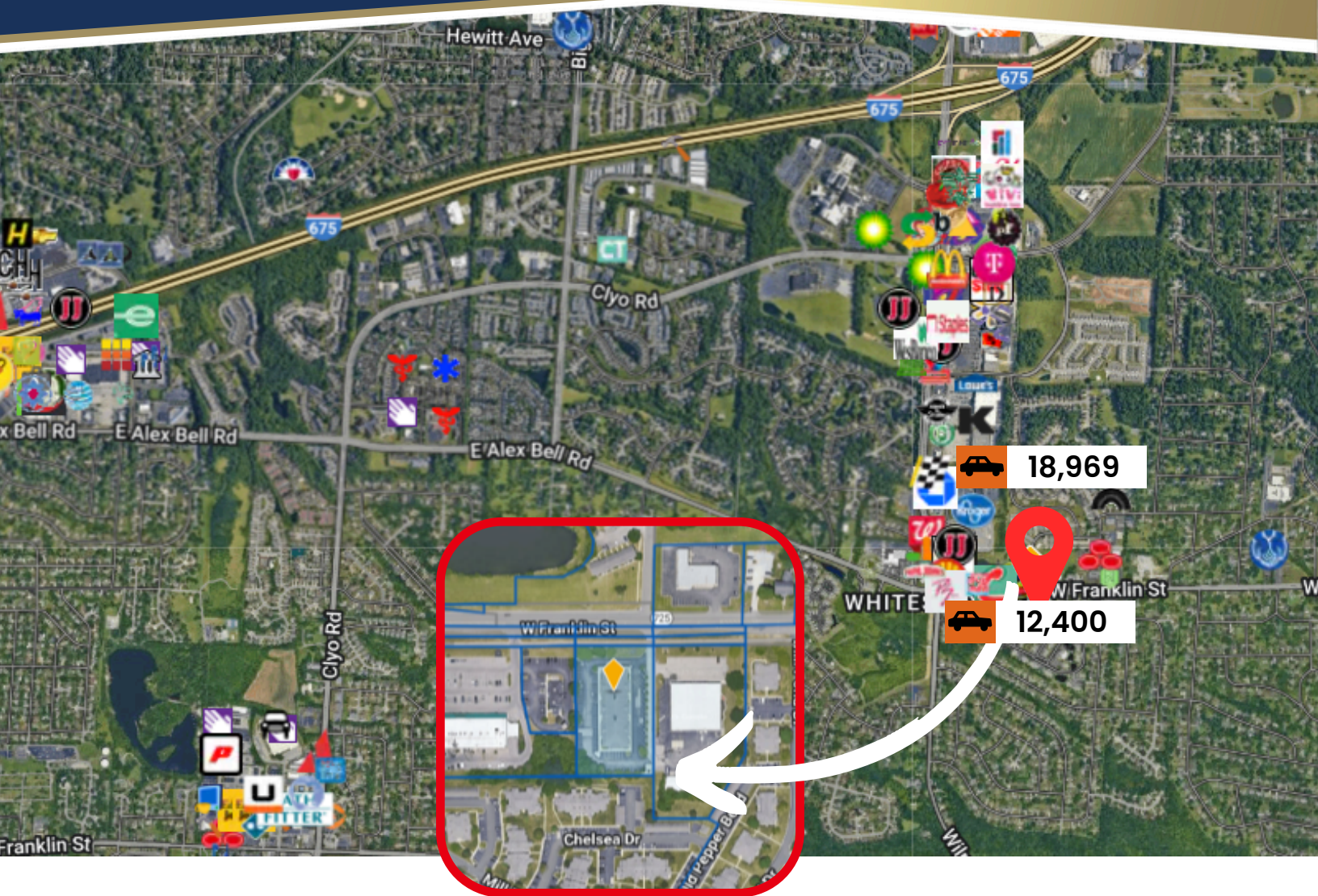
- GREAT LOCATION ON ST RT 725 IN BELLBROOK, OH 45305.
- THE 2,000 SF SPACE WAS LAST USED AS A DOCTOR'S OFFICE AND IS IDEAL FOR YOUR BUSINESS OR EXTRA OFFICE SPACE! FLOOR PLAN ATTACHED.
- CLOSE TO I-675, WILMINGTON PIKE, WPAFB, RESTAURANTS, COMMERCIAL, RETAIL, HOSPITAL, AND RESIDENTIAL COMMUNITIES. TENANTS INCLUDE DOCTOR, HEALTH CLINIC, ANIMAL CLINIC, DENTAL, PROVIDENCE PROCTOLOGY, MAUI WHITENING, AND MASSAGE THERAPY.
- HIGH TRAFFIC LOCATION
- SPACE AVAILABLE JAN. 1, 2026

Lease Rate: \$14.00 SF/YR



BELLBROOK BUILDING FLOOR PLAN





4403 ST RT 725, SUITE AI | FOR
BELLBROOK, OH 45305 | LEASE

2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	22,740	110,600	409,138
HOUSEHOLDS	9,707	46,914	169,808
HH INCOME	\$121,046	\$110,579	\$96,708

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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the property.