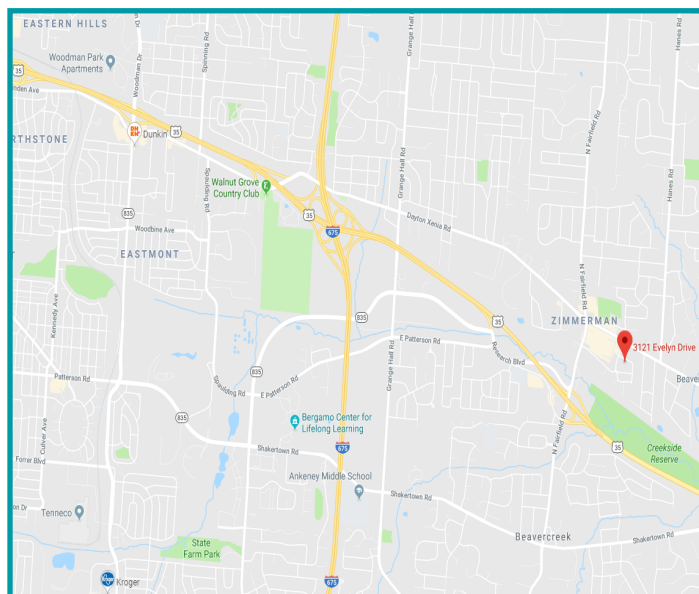




Make a great impression on your clients and employees at this location!

PROPERTY HIGHLIGHTS

- 1,904 SF Available; back entrance, abundant parking, signage, reception, break and conference rooms. Call for additional details
- 1,904 SF; Suite 110 A
- Great location in Beavercreek located in professional office area
- Easy access from St. Rt. 35 and I-675
- Located near Wright Patt, Wright State University with numerous amenities such as restaurants, banking, shopping nearby
- Great Visibility and Signage
- For Lease \$15.50 PSF Modified Gross



**For More Information
Please Contact:**

Ron Beech | Real Estate Advisor
Mobile: 937.672.7100
rbeech@equity.net

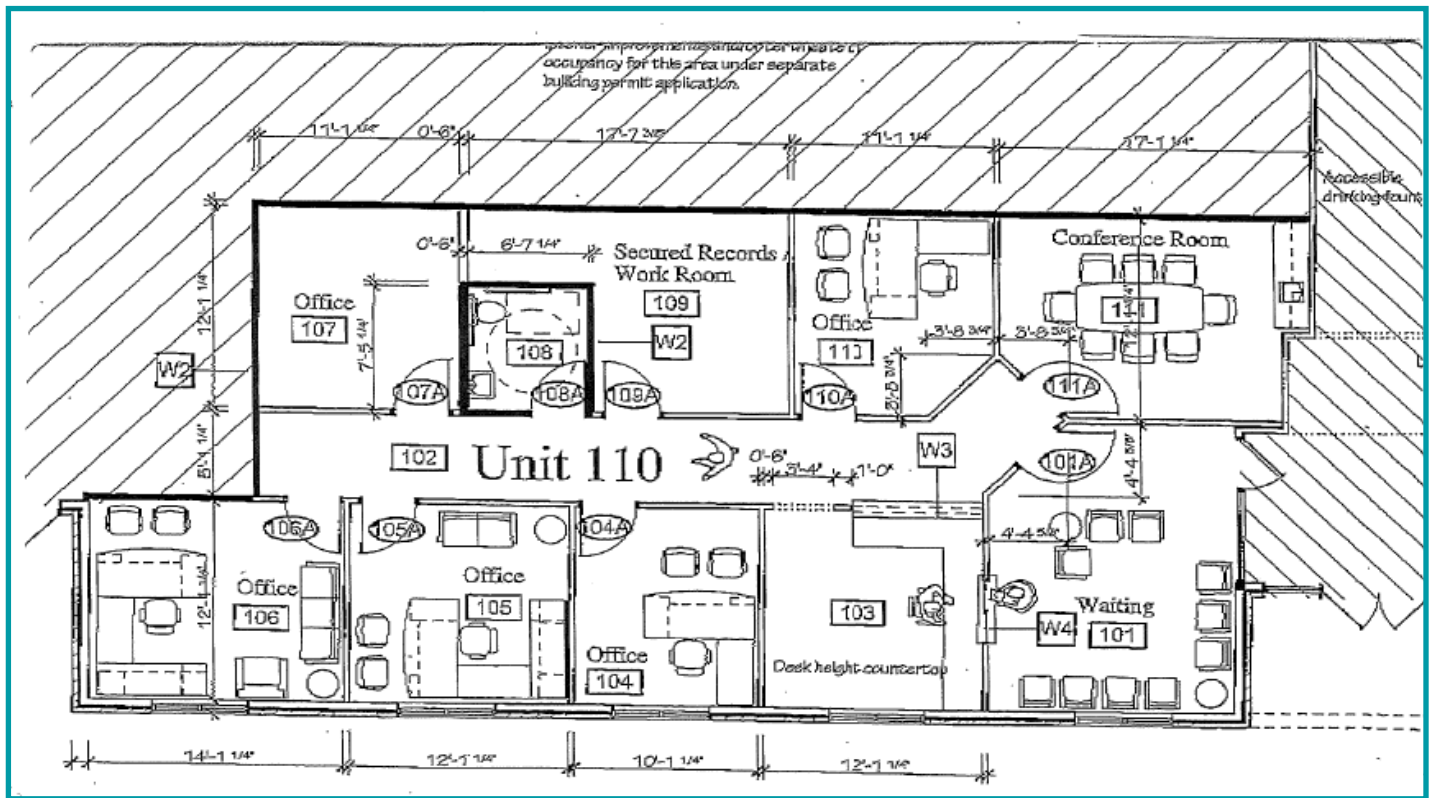
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TRADE AREA MAP / AERIAL MAP



| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|-----------|----------|
| Population (2019) | 4,676 | 40,267 | 123,838 |
| Average HH Income (2019) | \$98,569 | \$116,399 | \$84,184 |
| Daytime Population | 3,689 | 18,202 | 56,260 |

Floor Plan Drawing



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