

1700 LYONS ROAD
WASHINGTON TOWNSHIP, OH 45458



PRICE REDUCED!
LEASE RATE: \$12.00 PSF + UTILITIES

PROPERTY DESCRIPTION

Luxurious, first-class office accommodations conveniently located on Lyons Road near the Yankee Road intersection. High visibility location just minutes to I-675 and I-75.



PROPERTY HIGHLIGHTS

- Single story first-class office space available for lease
- Suites available from 2,501 - 12,330 square feet with luxury finishes throughout
- Free-standing building with over 180 parking spaces and all suites feature private entrances
- Many top restaurants, banking, shopping, hospitals and hotels nearby
- Excellent location with easy access to I-675 and State Route 725
- Located within Washington Township- no city income tax

AVAILABLE SUITES

Suite	Approx. SF	Lease Rate	Available
A1	12,330	\$16.00 PSF \$12.00 PSF	Now
A4	2,501	\$16.00 PSF \$12.00 PSF	2/1/2025

PRESENTED BY:

SKIP SCHAFER

Direct: 937/477-4300

Email: Skipschafer@me.com

ASHLEY SCHNEIDER

Direct: 312/343-1316

Email: Ashley@cra-dayton.com

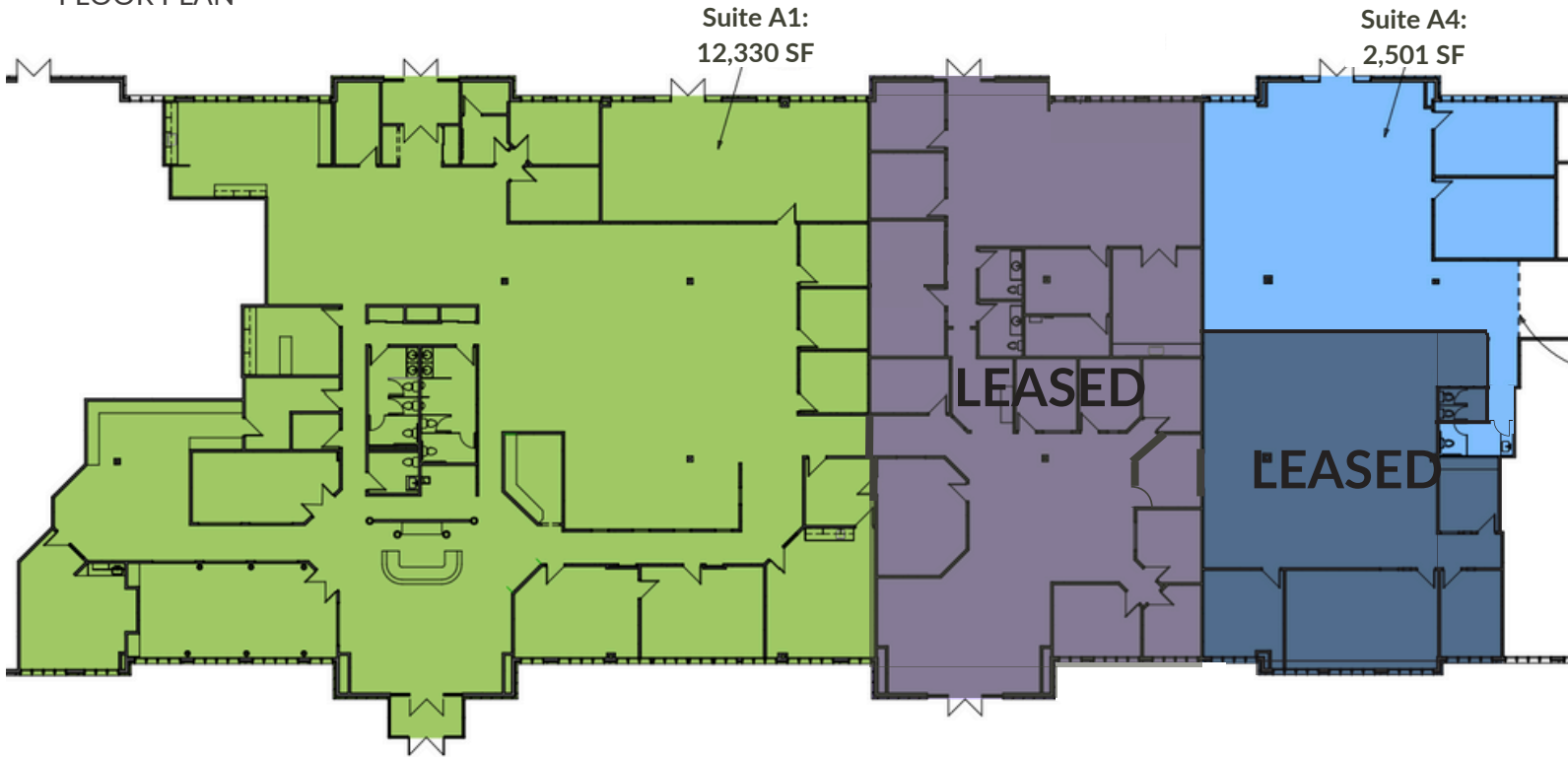
CRA-DAYTON.COM

7071 Corporate Way, Suite 200 | Centerville, OH 45459

Office: 937/433-9000

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SUITE A:
FLOOR PLAN



2,501 - 12,330 Sq. Ft. Suites Available

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MARKET DEMOGRAPHICS

POPULATION, HOUSEHOLDS & INCOME

	1 MILE	3 MILE	5 MILE
Population	6,012	58,545	152,923
Total Households	3,095	25,484	64,094
Average Household Size	1.9	2.3	2.4
Average Household Income	\$87,347	\$96,928	\$99,194

TRAFFIC

COLLECTION STREET

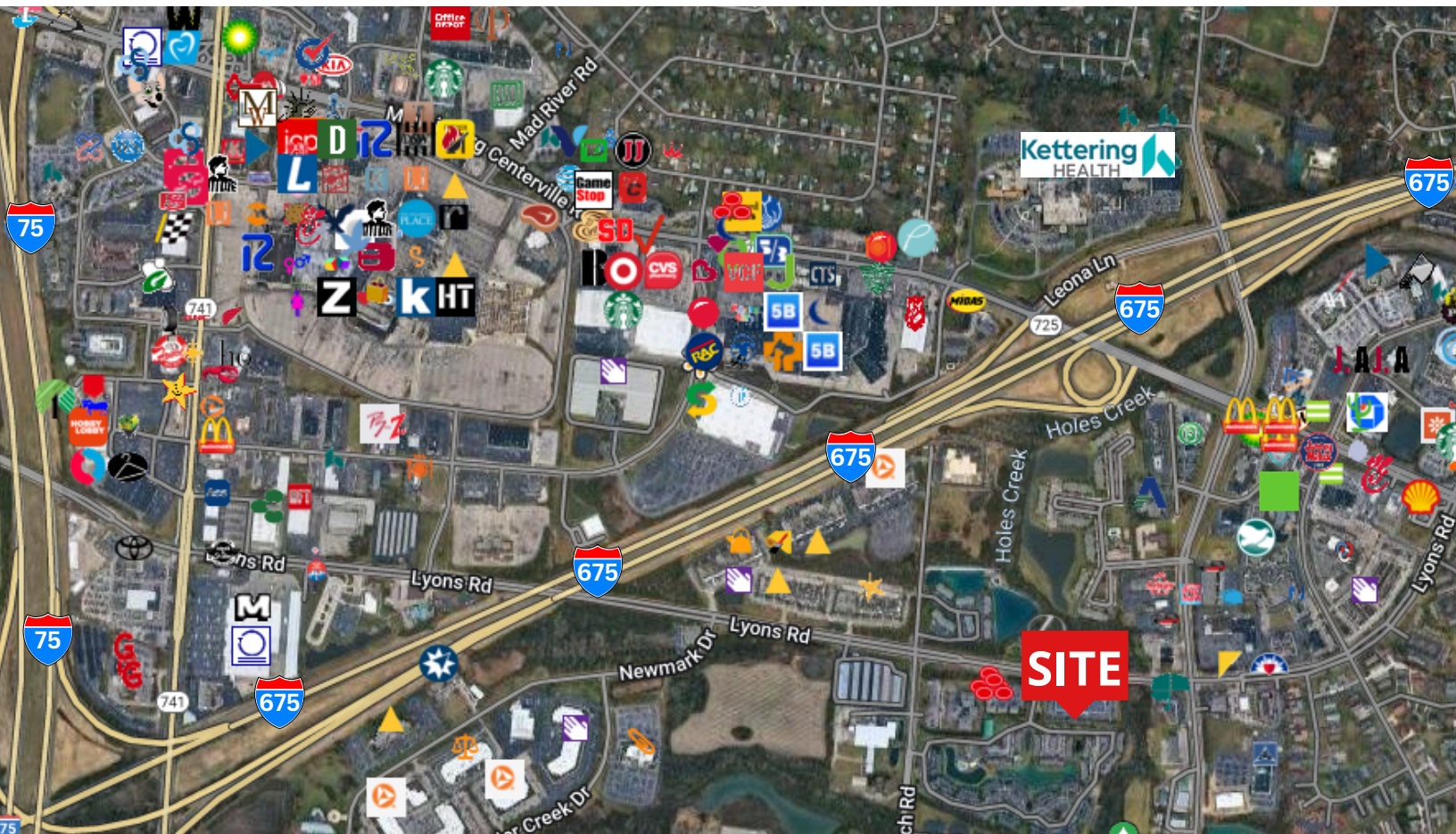
CROSS STREET

TRAFFIC VOLUME

COUNT YEAR

Lyons Road	Spinnaker Way	21,149	2022
Yankee Street	Lyons Road	19,329	2022
Washington Church Road	Lyons Road	7,032	2022

LOCATION MAP



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