



FOR LEASE

**8801 N MAIN STREET
CLAYTON, OH 45415**

Located in a high-demand medical and professional corridor, this well-maintained, two-story office building offers two suites for lease: a flexible 400 SF suite and a spacious 700 SF suite—perfect for small to mid-sized operations seeking a prominent, convenient location.

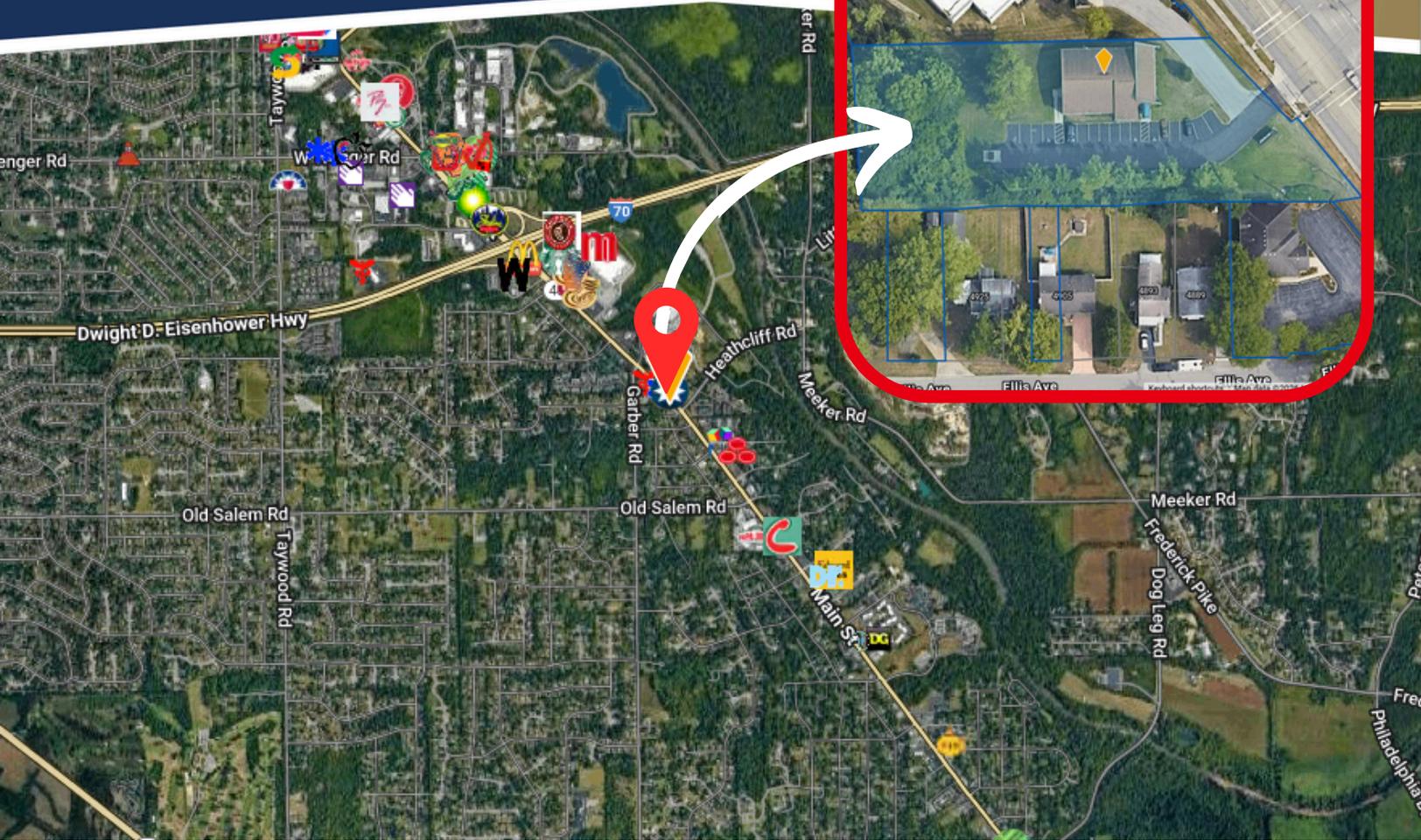
Key Highlights & Location Advantages:

- **Excellent accessibility** – Just half a mile to I-70 for seamless regional connectivity, and only nine minutes to Dayton International Airport—ideal for businesses with travel needs or quick commutes.
- **Prime medical adjacency** – Located directly across the street from Miami Valley Hospital North Campus (9000 N Main St), providing unparalleled proximity to healthcare professionals, patients, and referrals.
- **Nearby national and regional retail & dining** including Starbucks, Panera, Meijer, McDonald's, Chipotle, and more—ensuring employee/client convenience.
- **High-visibility traffic** – Positioned along a bustling corridor with 22,000+ vehicles per day, delivering strong exposure for professional branding and client acquisition.
- **Ample parking** – Generous shared lot with 35 common spaces to accommodate staff, visitors, and clients.

This property is well suited for medical or professional office users, including accounting firms, tax preparation (personal or business), attorneys, logistics companies, insurance agencies, health and wellness clinics, massage therapy, financial consulting, bookkeeping, payroll services, business consulting, IT services, home healthcare providers, physical therapy practices, graphic design studios, property management offices, and similar service-oriented businesses.

\$18 SF Modified Gross





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2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	17,427	95,597	331,667
HOUSEHOLDS	7,281	41,474	137,132
HH INCOME	\$87,955	\$73,200	\$68,854

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