

THE OXFORD MEDICAL ARTS BUILDING

340 Oxford St, Dover, OH 44622



NADIA SWANEY

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PROPERTY DESCRIPTION

The Oxford Medical Arts Building is a well-established medical office property offering an excellent opportunity for healthcare providers and professional office users seeking a highly visible and convenient location. Anchored by a strong mix of established medical and healthcare-related tenants, the building fosters a collaborative environment that generates consistent patient traffic and referral opportunities. The property features professional common areas, ample on-site parking, and a layout designed to accommodate a variety of medical and office uses. Its long-standing presence within the community and reputation as a trusted healthcare destination make it an attractive location for practices looking to expand or establish a presence in the Dover market. Available suites provide tenants with the opportunity to join a respected medical office environment while benefiting from the property's established tenant base and strategic location.

LOCATION DESCRIPTION

Situated in the heart of Dover, Ohio, the Oxford Medical Arts Building benefits from a highly accessible location along Oxford Street, just minutes from downtown Dover and the area's primary commercial corridors. The property is positioned within an established healthcare and professional services district, offering convenient access for patients and businesses throughout Tuscarawas County. Its proximity to State Route 39 and Interstate 77 provides excellent regional connectivity, drawing from the surrounding communities of New Philadelphia, Strasburg, Sugarcreek, and beyond. Dover's stable economy, strong healthcare presence, and growing senior population continue to support demand for medical and professional office users. Nearby retail centers, restaurants, pharmacies, and other daily amenities further enhance the convenience and appeal of this well-positioned location.

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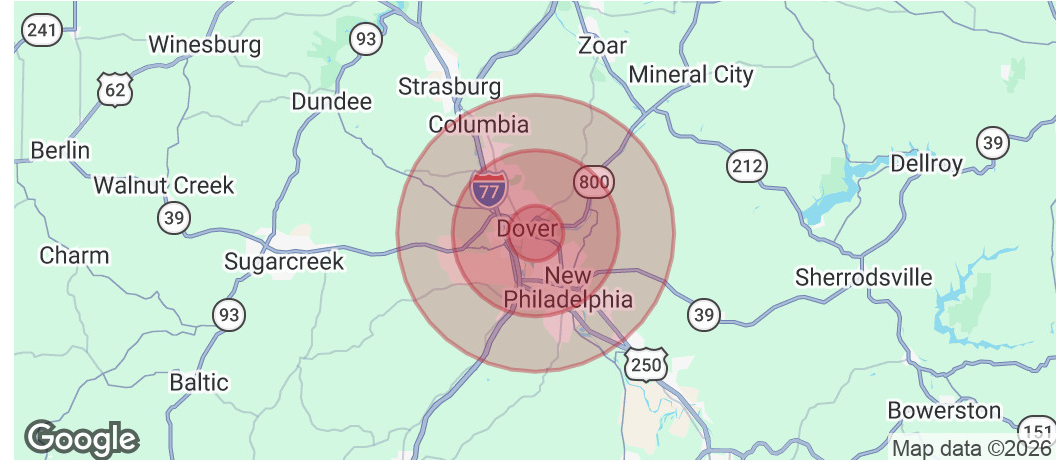
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OFFERING SUMMARY

Available SF: 1,380 - 2,563 SF

Lease Rate: Negotiable

Lot Size: 5.11 Acres

Year Built: 2001

Building Size: 11,560

Zoning: B-2

PROPERTY HIGHLIGHTS

- Fully built-out imaging center available
- Located within Dover's premier medical corridor adjacent to Cleveland Clinic Union Hospital
- Minutes away from downtown Dover and New Philadelphia amenities
- Excellent access from I-77, SR-39, and surrounding communities

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,350	11,307	15,594
Total Population	6,481	26,118	35,650
Average HH Income	\$72,881	\$74,851	\$78,253

NEARBY MEDICAL USERS



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,380 - 2,563 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 210	Available	2,184 SF	NNN	Negotiable	-
LL B	Available	2,563 SF	NNN	Negotiable	-
LL C	Available	1,380 SF	NNN	Negotiable	-

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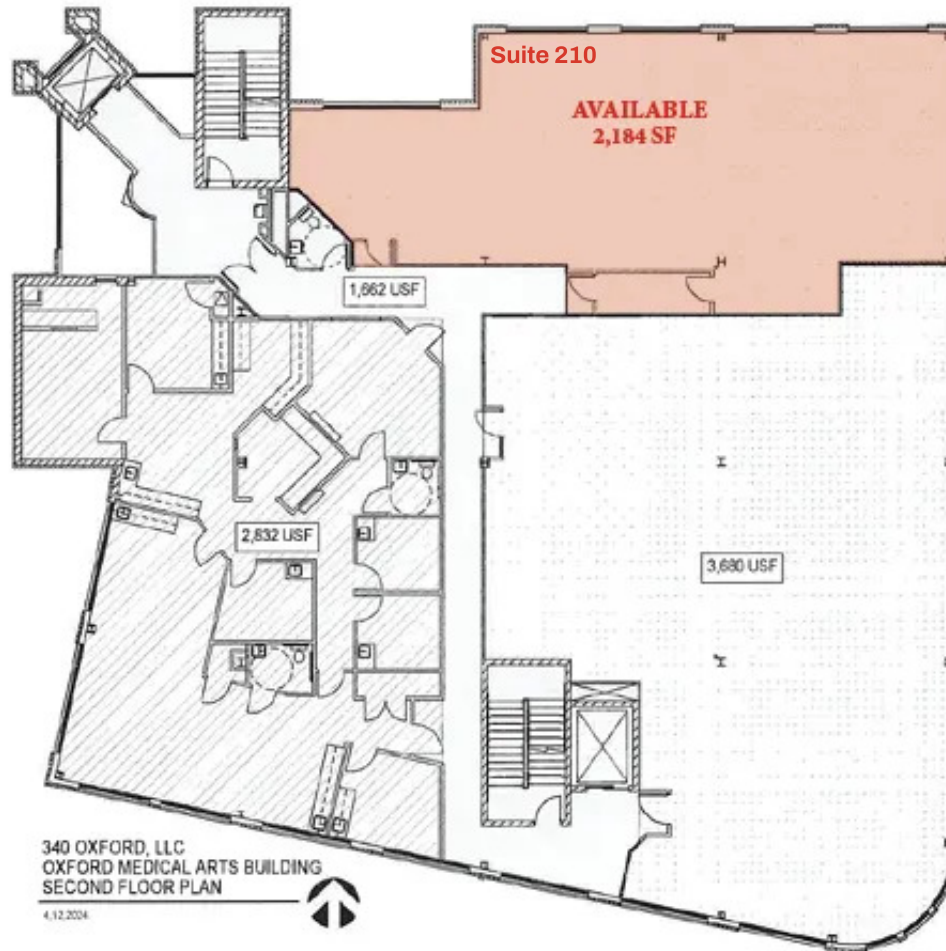
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A MEMBER OF
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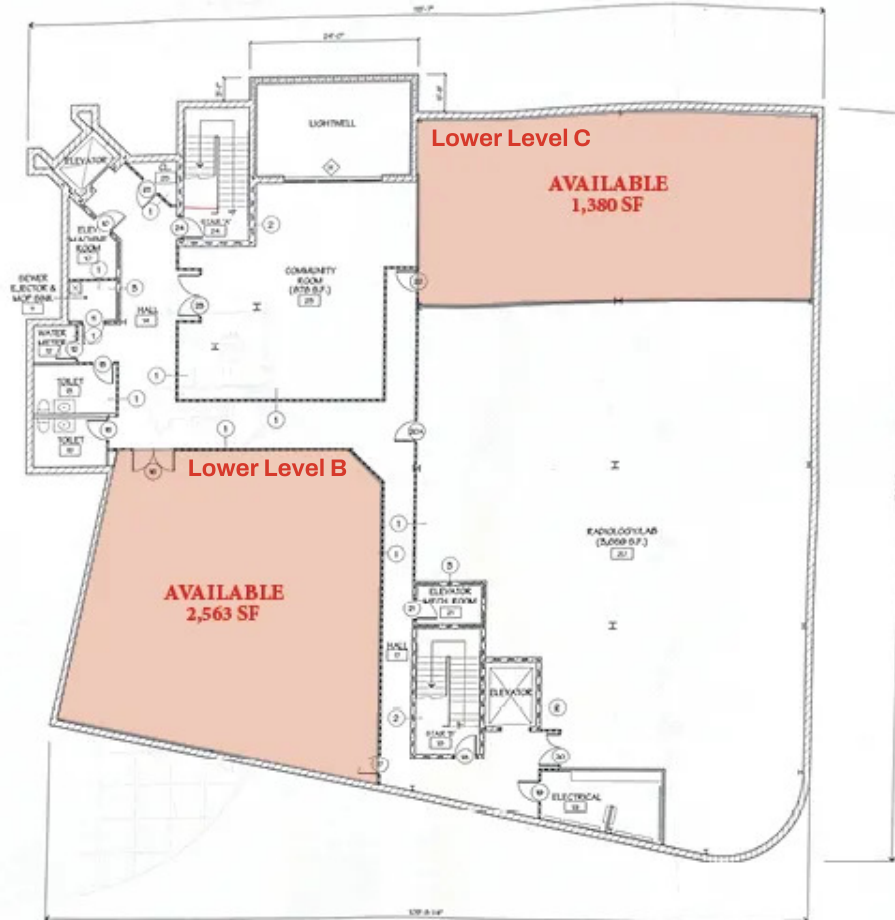
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BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Imaging Center



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