

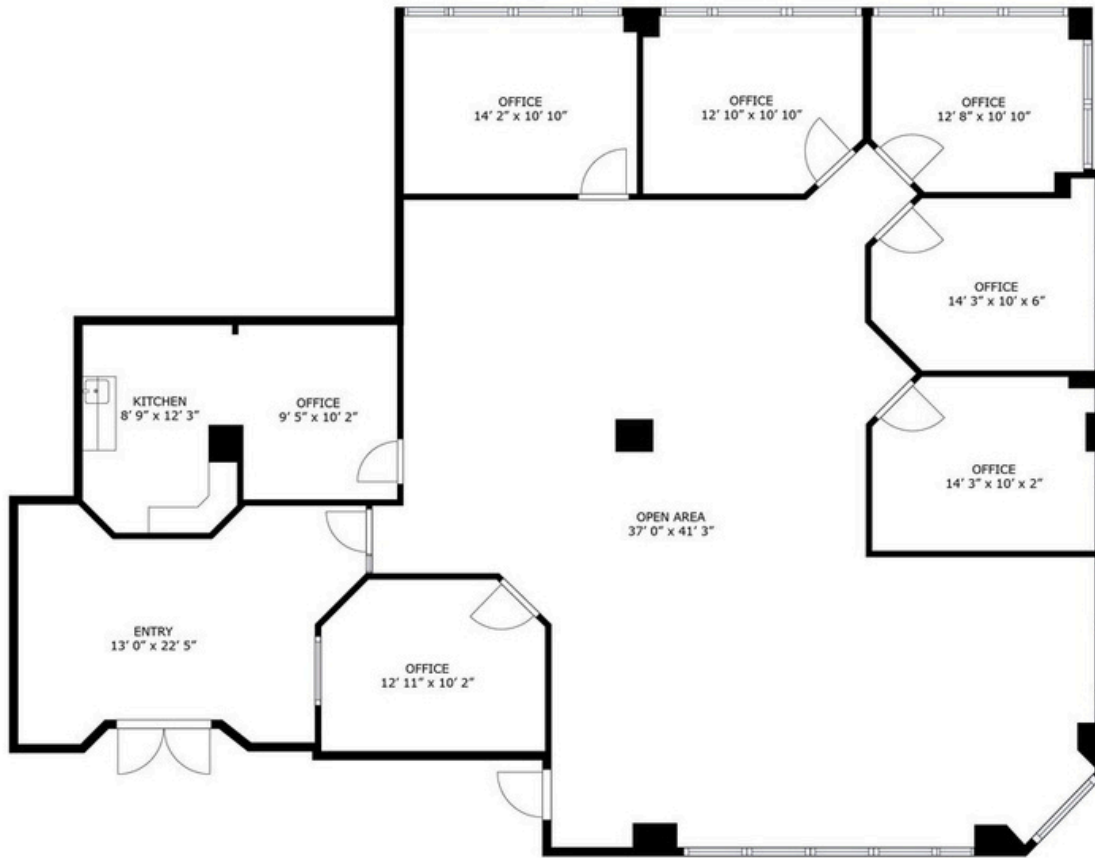


FOR LEASE | 9039-9059 SPRINGBORO PIKE
MIAMISBURG, OH 45342

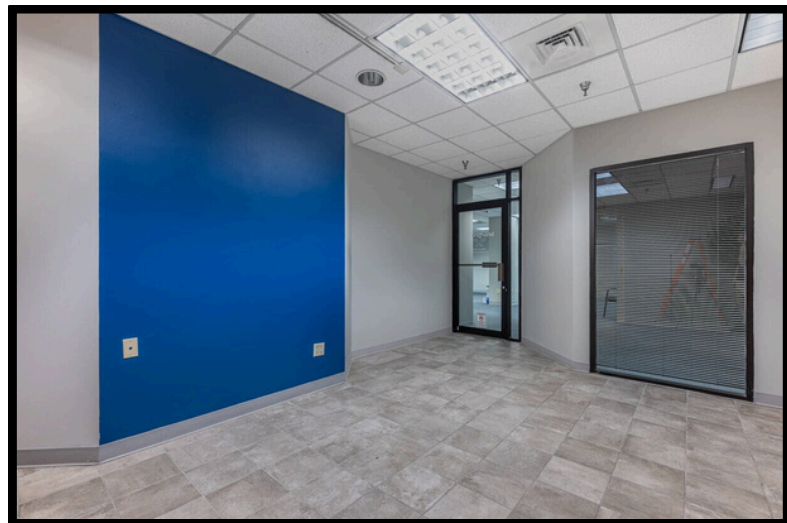
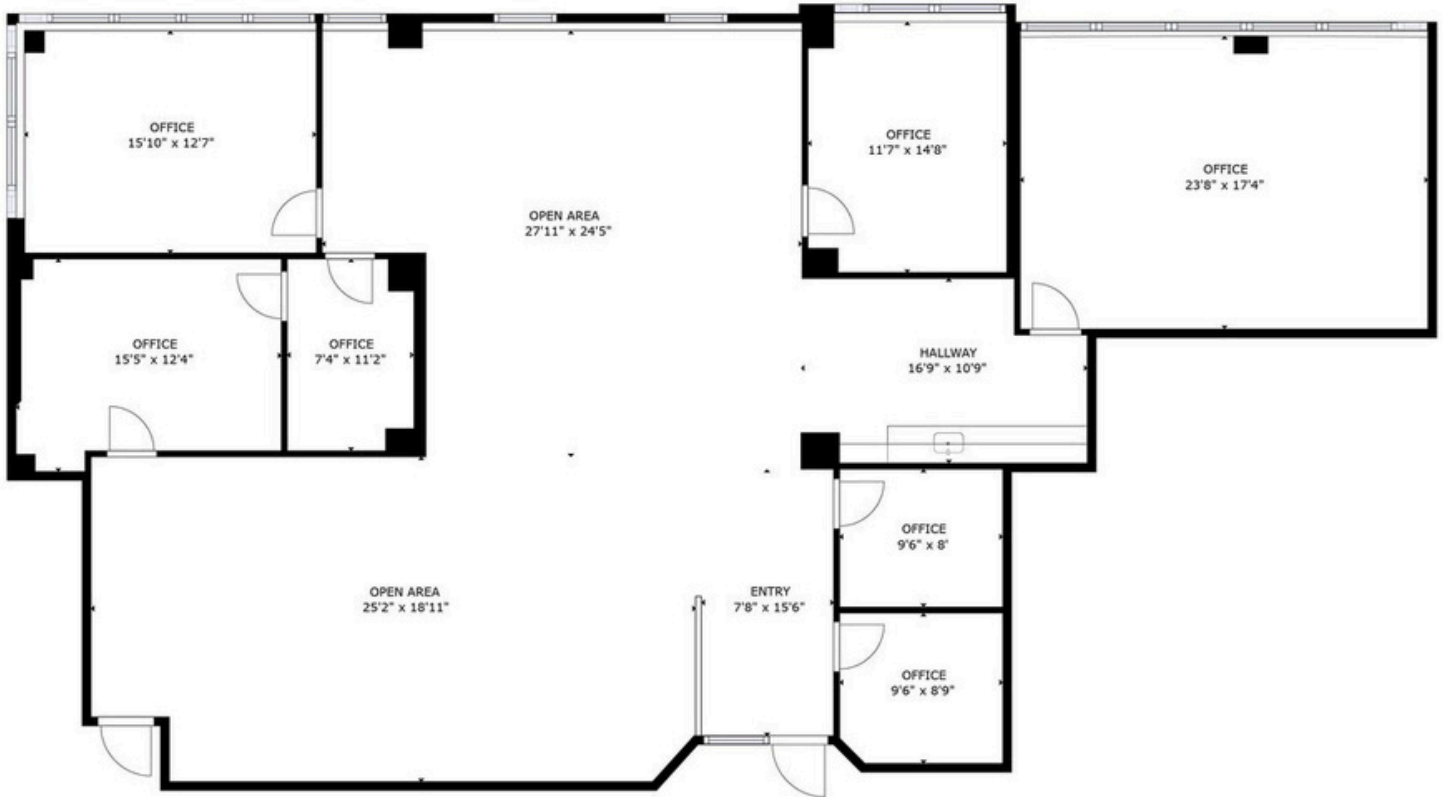
Property Highlights

- Well Maintained Professional Office in South Dayton Market
- Great Location - Close to Hotels, Restaurants & Retail
- Easy Access to I-675, I-75, SR 725, SR 741, & More!
- Full Service Gross Lease - Includes Limited Janitorial & All Utilities!
- NO CITY INCOME TAX!! This Property is in Miami Township, OH
- Three 1st Floor Spaces Available
- Property Manager On Site
- Monument Signage, Controlled Access, Air Conditioning, Central Heating, Wi-Fi, Near Bus Line & More!

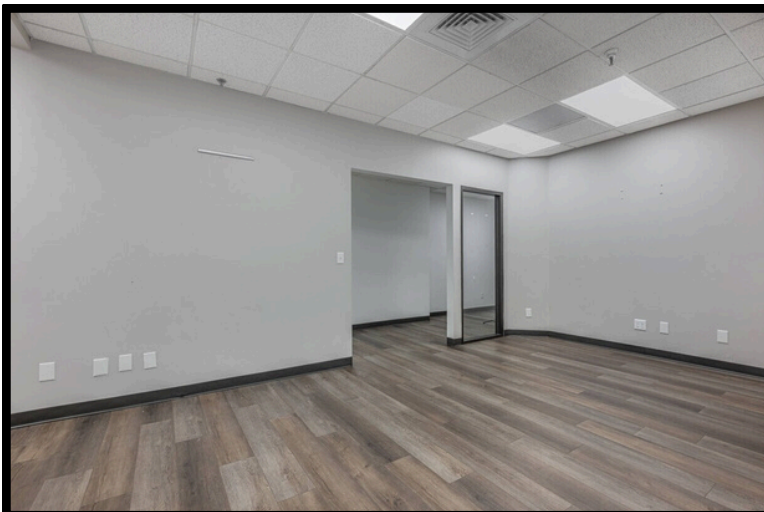
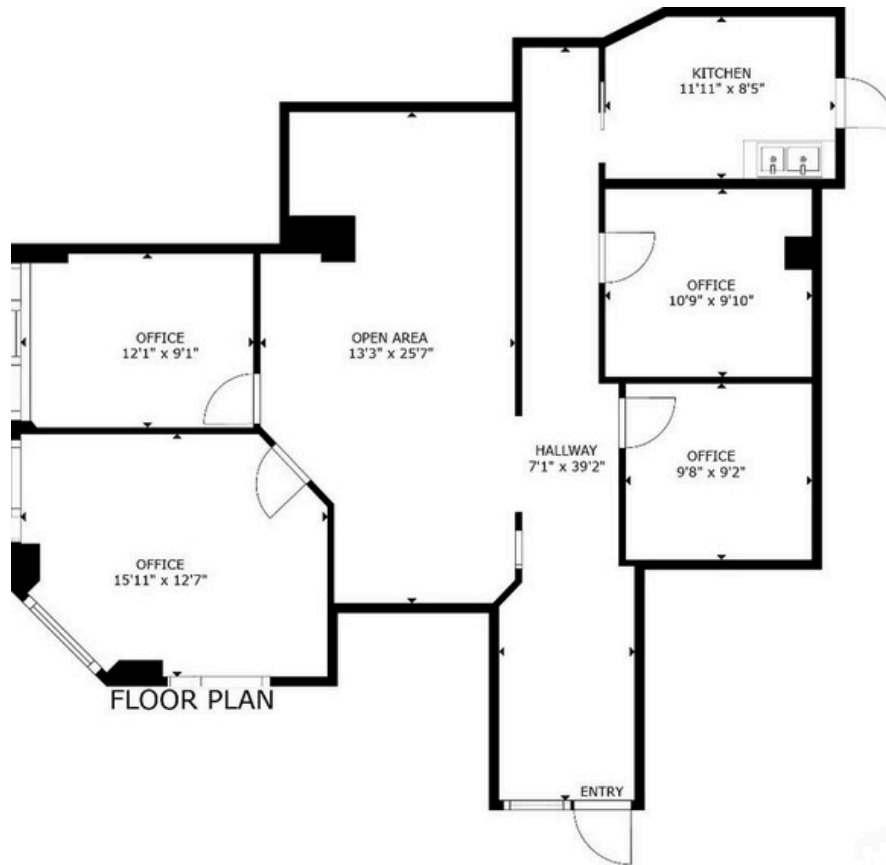
Suite A-1
3,000 SF Office Space



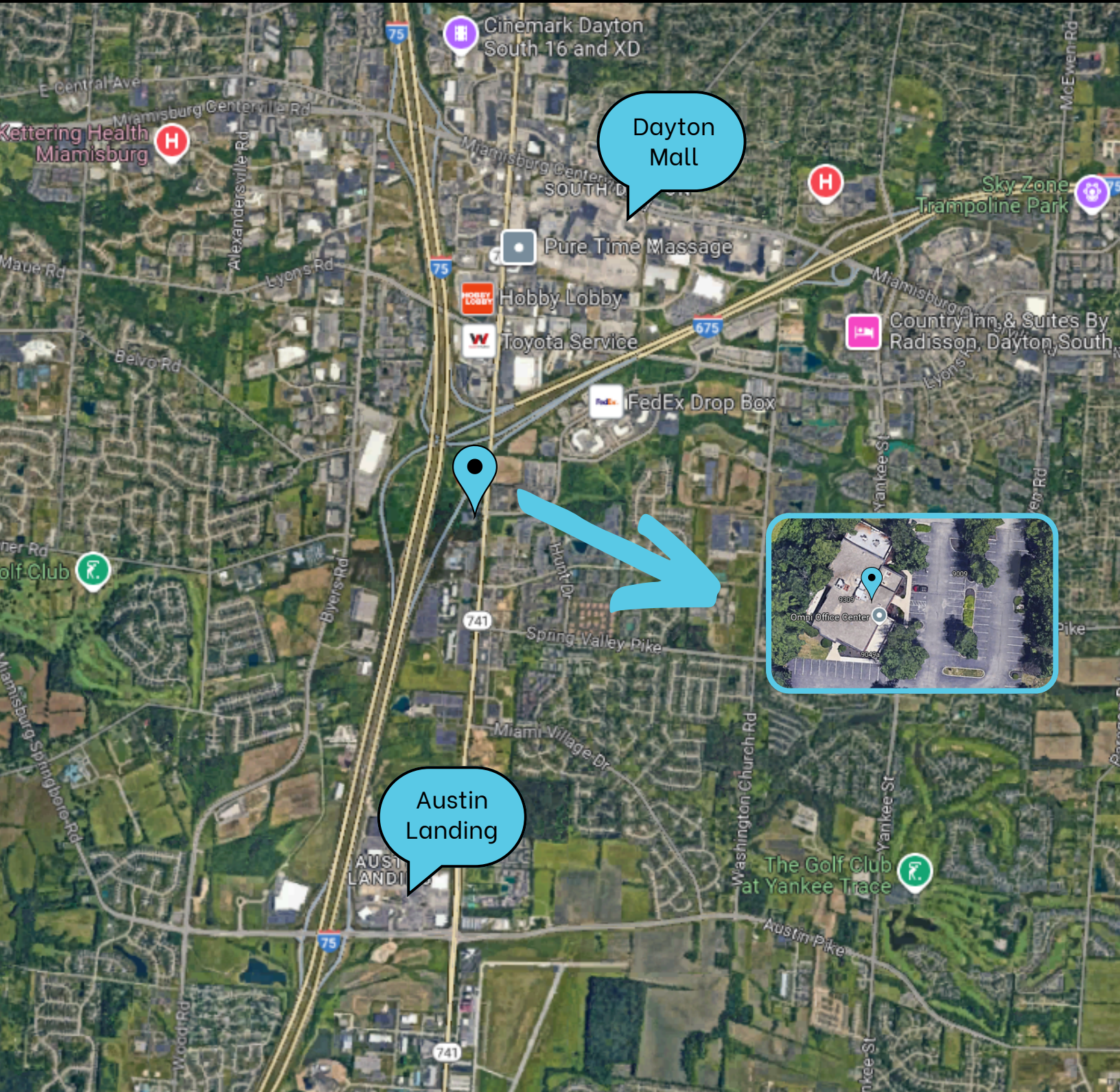
Suite A-2
3,000 SF Office/Medical Space



Suite BC
1,373 SF Office/Medical Space



PROFESSIONAL OFFICE SPACE AVAILABLE IN MIAMI TWP, OH



Demographics near 9049 Springboro Pike

	1 MILE	3 MILE	5 MILE
2024 Total Population	6,825	56,980	136,577
2029 Population	6,761	56,337	137,191
Pop Growth 2024-2029	(0.94%)	(1.13%)	+ 0.45%
Average Age	36	41	42
2024 Total Households	3,313	24,968	57,160
HH Growth 2024-2029	(1.18%)	(1.36%)	+ 0.13%
Median Household Inc	\$75,718	\$78,048	\$79,608
Avg Household Size	2.10	2.20	2.30
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$191,005	\$224,596	\$227,955
Median Year Built	1986	1984	1979



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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.