



Downtown Miamisburg Owner-User Opportunity with Income in Place
 Immediate income + flexible space = owner-user + value-add upside

PROPERTY HIGHLIGHTS:

- In-place leased office provides immediate income
- Flexible layout with potential through future reconfiguration (subject to approvals)
- Ideal for owner-users seeking to occupy while offsetting ownership costs
- Strong value-add opportunity for investors via future leasing
- Located in downtown Miamisburg’s DORA district
- 12 on-site parking spaces plus excellent on-street parking

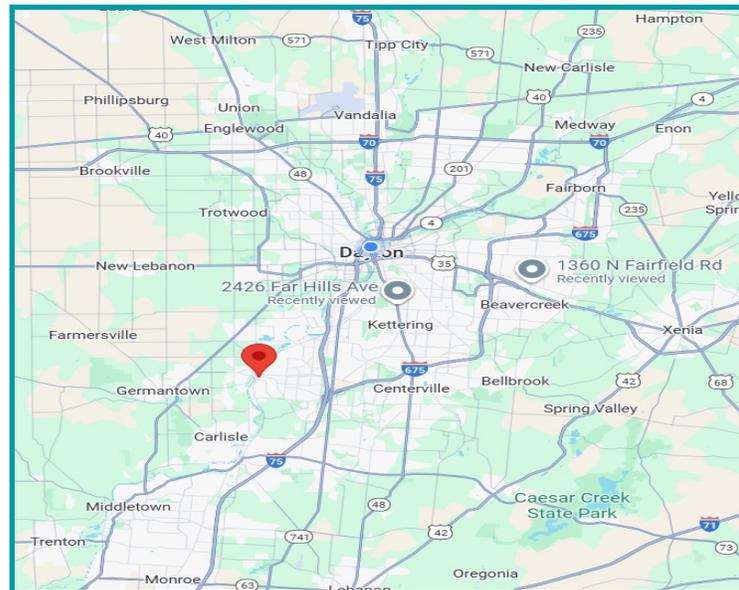
POTENTIAL USE SCENARIOS (subject to approval):

- Owner-user occupying primary space with supplemental rental income
- Investor maintaining current lease while leasing remaining space
- Future multi-tenant configuration through added access points and build-out
- Office, service, boutique retail, or mixed-use commercial

WHY THIS WORKS FOR AN OWNER-USER:

- Ability to occupy immediately or over time
- In-place leased office helps offset ownership costs
- Flexible configuration supports future growth or additional tenants

Offered at \$450,000



For More Information, Please Contact:

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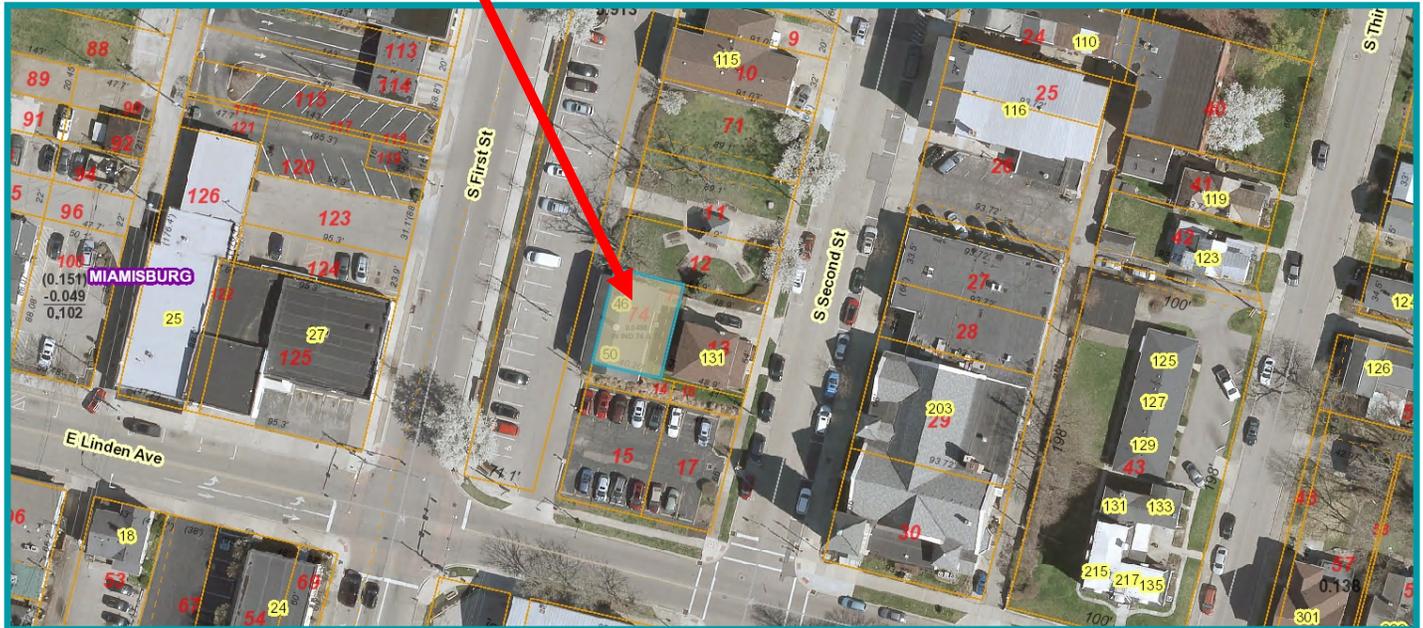
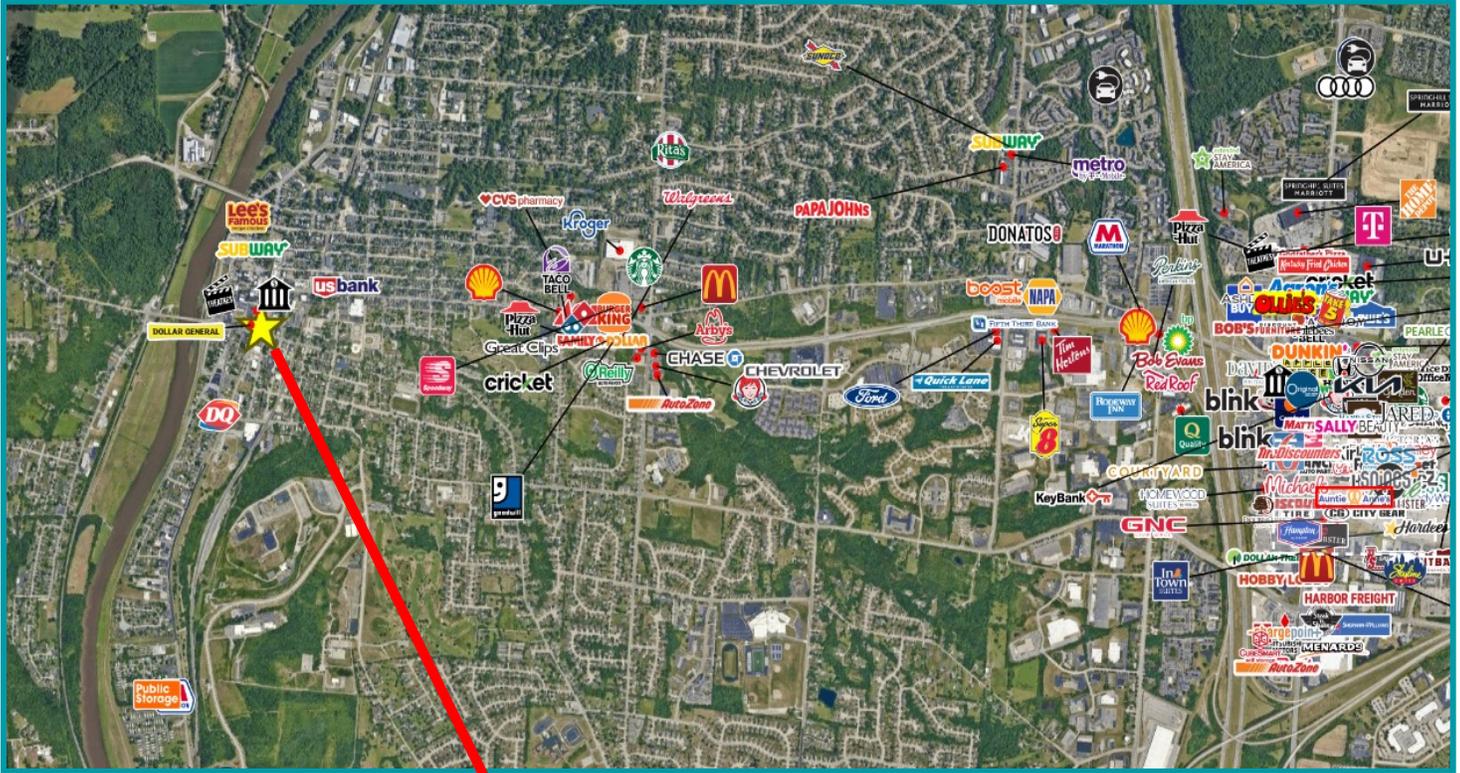


Square footage per auditor records

± 4,945 SF Commercial Building Area

- **408 SF office suite** with separate entrance
Currently leased to **The Medicare Connection**, providing **immediate income**
- **3,266 SF above-grade space** across two levels, currently configured for single-user occupancy:
 - **Main floor:** 1,623 SF
 - **Interior split-level:** 372 SF
 - **Second floor:** 1,643 SF
- **1,271 SF basement** with separate entrance

Spaces may function as a contiguous ±4,537 SF area or be reconfigured over time, subject to buyer's intended use and city approvals.



Surrounded by established retail, restaurants, and residential density supporting long-term occupancy and leasing demand.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,674	30,411	86,298
Average HH Income	\$106,017	\$109,925	\$107,718
Daytime Employee Population	2,545	12,934	40,462



Leased Office Space:



Basement:



Effective on 5/5/23, Miamisburg's DORA will be 7 days a week, 11:00am-11:00pm

So, what is a DORA?

DORA stands for Designated Outdoor Refreshment Area. This is a specific area, spanning several streets, where patrons can purchase alcoholic beverages from participating businesses and then take those drinks outside to enjoy. With a DORA beverage, you can explore Miamisburg, its retail establishments, or enjoy your evening in Riverfront Park. See the map below for the designated area in Miamisburg.

