



**FOR LEASE** | 3899 INDIAN RIPPLE RD  
BEAVERCREEK, OH 45440

## Property Highlights

- 2,250 – 8,750 SF of Retail Space Available (TWO separate spaces)
  - 1st Floor – Ste E – 6,500 SF
  - 1st Floor – Ste M – 2,250 SF
- Excellent Average Daily Traffic Counts and Sign Visibility
- Monument and Pylon Sign
- Abundant paved parking!
- Corner Lot
- Drive Thru
- Minutes to I-675, US-35, WPAFB (Wright Patterson Air Force Base), Downtown Dayton, OH



## Property Highlights - Suite E - 6,500 SF

- Premium High Visibility Retail & Professional Office Space with a combination of large open areas, private and shared office space, large breakroom with kitchen, private restrooms, abundant parking and excellent signage opportunities
- Lease rate does not include utilities, property expenses or building services
- Fully Built-Out as Standard Retail Space
- Highly Desirable End Cap Space
- Central Air and Heating
- Private Restrooms
- Corner Space
- After Hours HVAC Available
- High-Visibility Well Maintained Masonry Property
- Excellent Signage & Traffic Counts
- Abundant Parking
- Located in Beavercreek, OH - NO CITY INCOME TAX

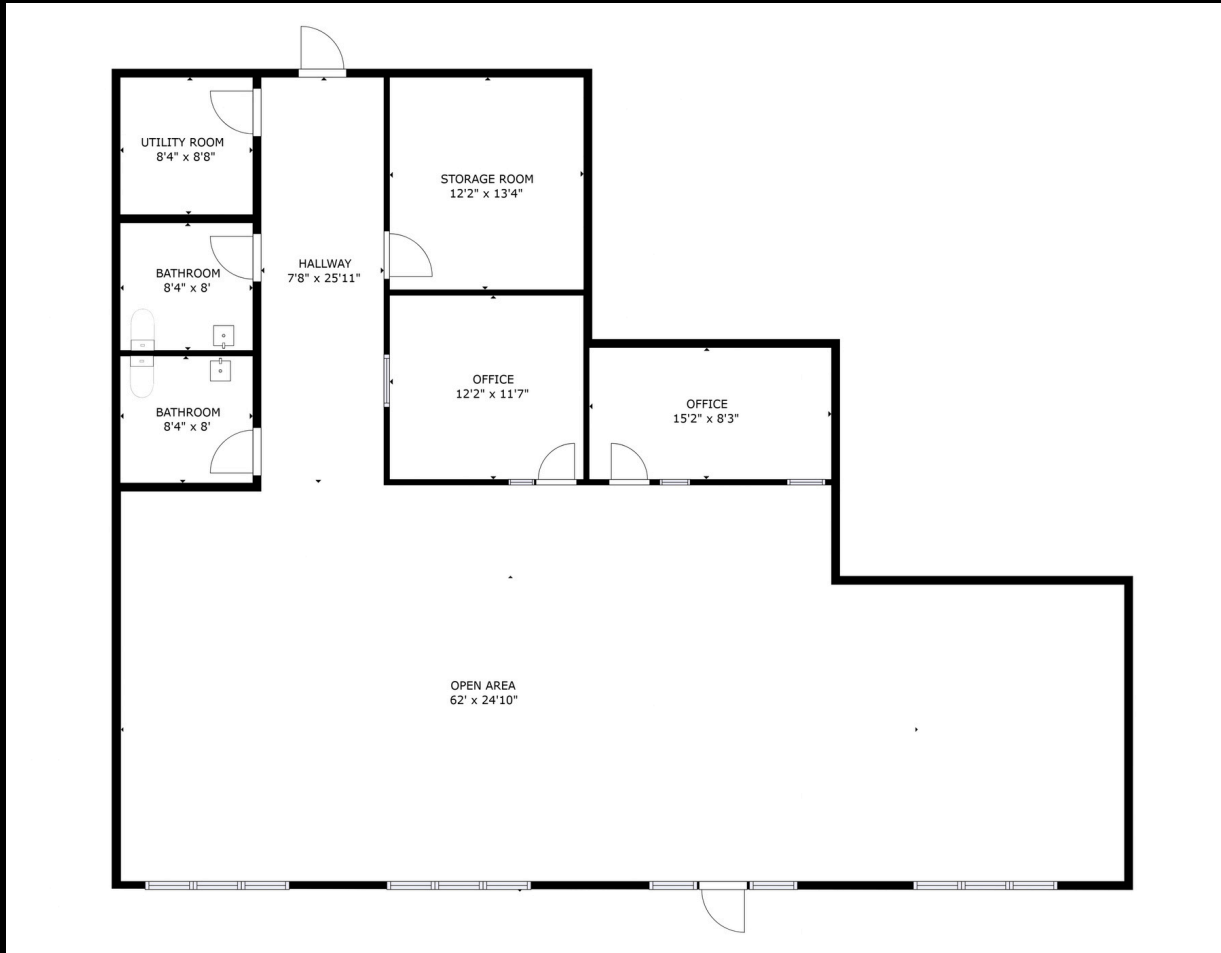




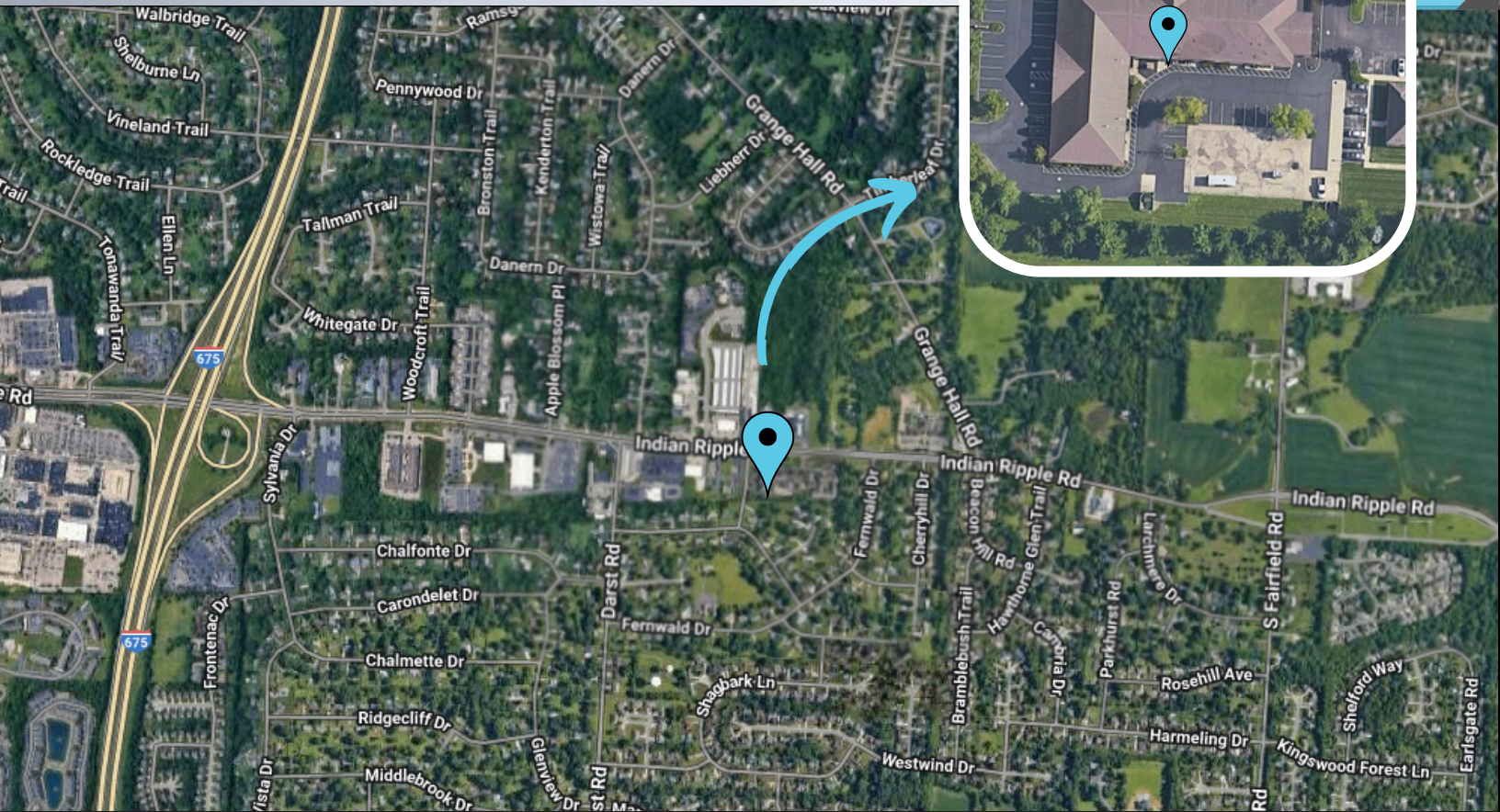


## Property Highlights - Suite M - 2,250 SF

- Professionally Updated Office / Retail Space with oversized open floor plan suited for Retail, Office, and Showroom users. Large ADA Restrooms, Two (2) Private Offices with room for more, Large Storage Room, and more!
- Exceptional Signage fronting Indian Ripple Rd, Beavercreek, OH.
- Lease rate does not include utilities, property expenses or building services
- Space is in Excellent Condition
- Exceptional Signage fronting busy Indian Ripple Rd
- Strong Co-Tenants Driving Traffic and Visitors
- Abundant Parking
- Monument Signage







**3899 INDIAN RIPPLE RD | FOR  
BEAVERCREEK, OH 45440 | LEASE**

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,677	43,237	150,323
HOUSEHOLDS	2,144	17,699	65,169
HH INCOME	\$112,955	\$88,278	\$77,828



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