

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$14 SF/yr (Full Service)
Building Size:	10,960 SF
Available SF:	2,000 - 5,000 SF
Lot Size:	1.07 Acres
Number of Units:	4
Year Built:	1983
Renovated:	2022
Zoning:	Commercial
Market:	Union Township
Submarket:	Amelia
Traffic Count:	40,000

PROPERTY OVERVIEW

FOR LEASE: 10,000sqft+ building for lease on State Route 125 (ADT ~45,000) with excellent signage and exposure for your business. Building contains a 3,000 sqft suite formerly occupied by a dental office (suite 101), a 3,000sqft suite formerly occupied by a marketing agency (unit 102) and several other smaller offices. These suites can be divided into multiple unit sizes, or one tenant can occupy the entire property. Roughly 1.5 miles from I-275 and many amenities (grocery, restaurants, shopping, medical). Ample onsite parking (41 stalls) with handicap access. TIA available to qualified tenants.

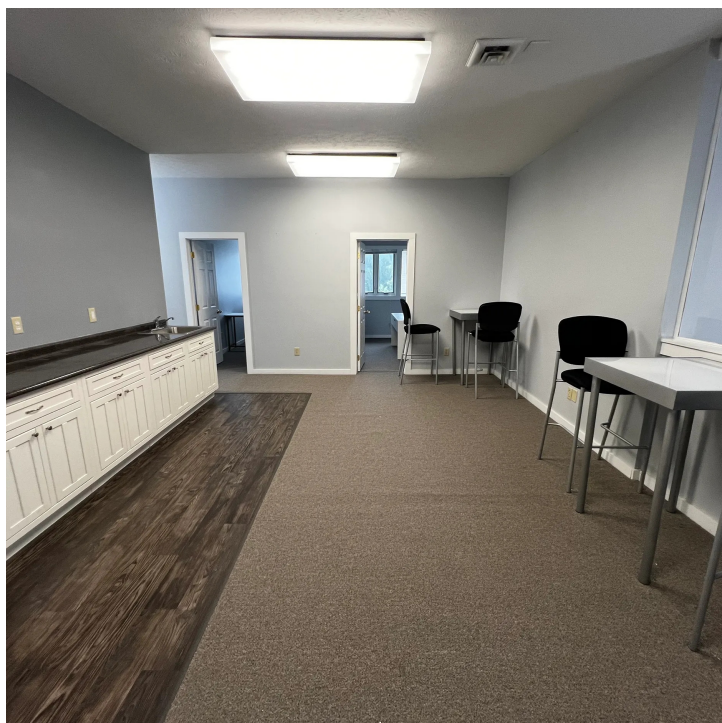
PROPERTY HIGHLIGHTS

- Professional Office Space
- Will divide into several different configurations.
- Ample Parking (41 stalls)
- Roughly 1.5 miles from I-275 and many amenities



DENTAL SPACE

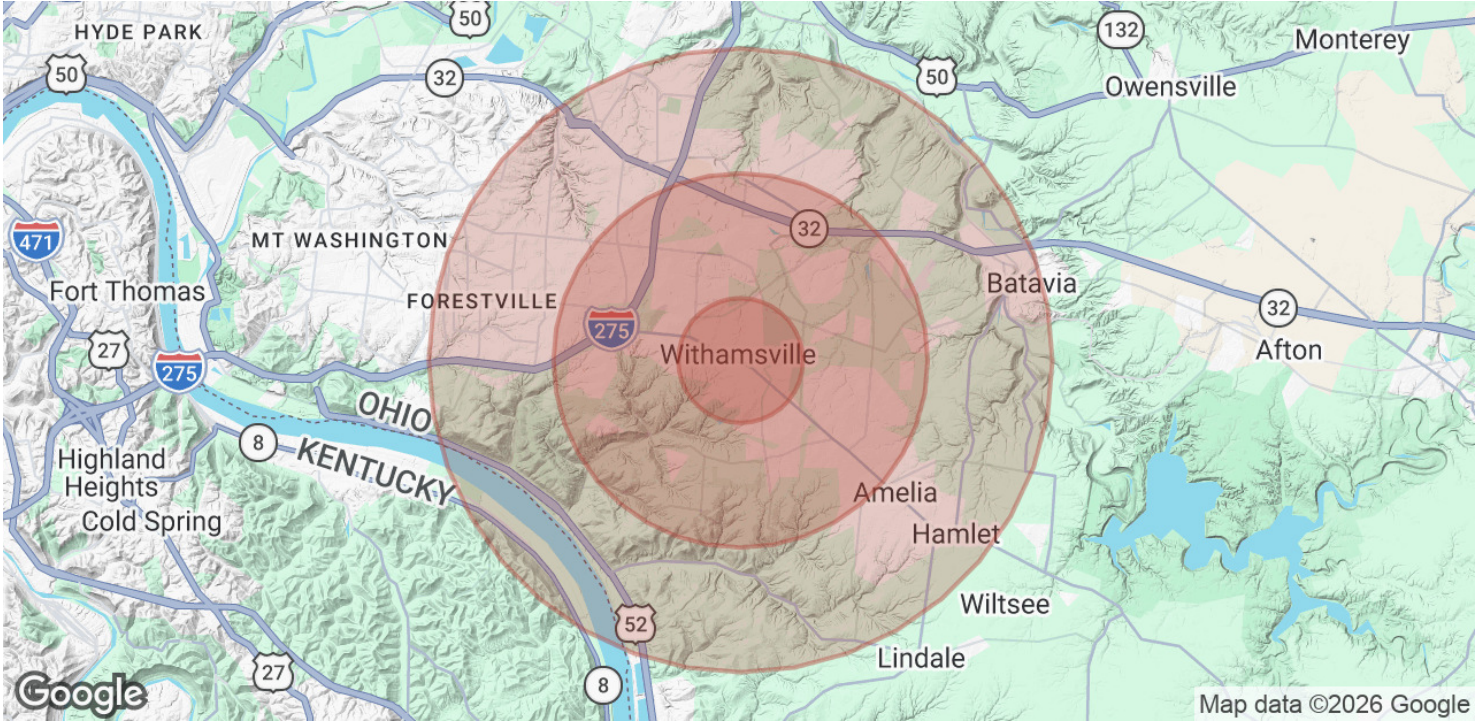




RETAILER MAP



DEMOGRAPHICS MAP &
REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,892	38,506	96,550
Average Age	34.0	35.7	36.3
Average Age (Male)	32.0	34.4	35.1
Average Age (Female)	36.2	36.7	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,860	15,532	37,497
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$71,250	\$69,974	\$73,438
Average House Value	\$178,624	\$177,657	\$175,353

2020 American Community Survey (ACS)