

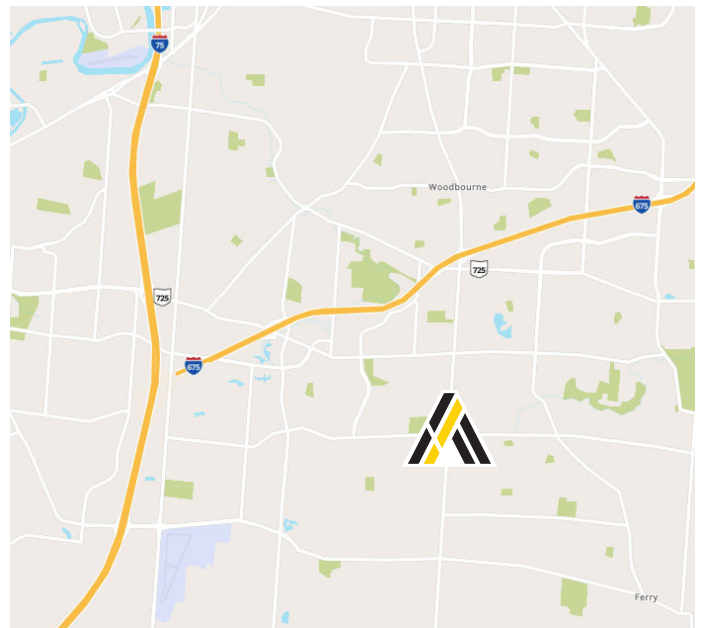


9346-9350 Dayton Lebanon Pike

Dayton, Ohio 45458

Property Highlights

- 5,386± SF Stand alone building on State Route 48
- Suite 9350 - Vacant - 2,721± SF
- Suite 9346 - Leased - 2,665± SF
- Professional/medical office space also suitable for retail uses
- Drive-through capability
- 1.45± Acres
- Parking ratio of 8.5/1000 SF with room for expansion
- Visible to more than 21,000 cars per day on State Route 48



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Demographics	1 Mile	3 Mile	5 Mile
Total Population	9,511	46,617	125,435
Households with Income over \$100,000	1,628	9,825	23,969

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Suites

Suite 9350 - Vacant

- 2,721± SF
- Set up as a professional/medical office
- Multiple private offices with large conference rooms
- State Route 48 visibility/signage
- ADA Compliant

Suite 9346 - Leased

- 2,665± SF
- Tenant: Centerville Dental Center
- Lease expiration - 02/28/2029
- Gross annual rent - \$52,793

Aerial

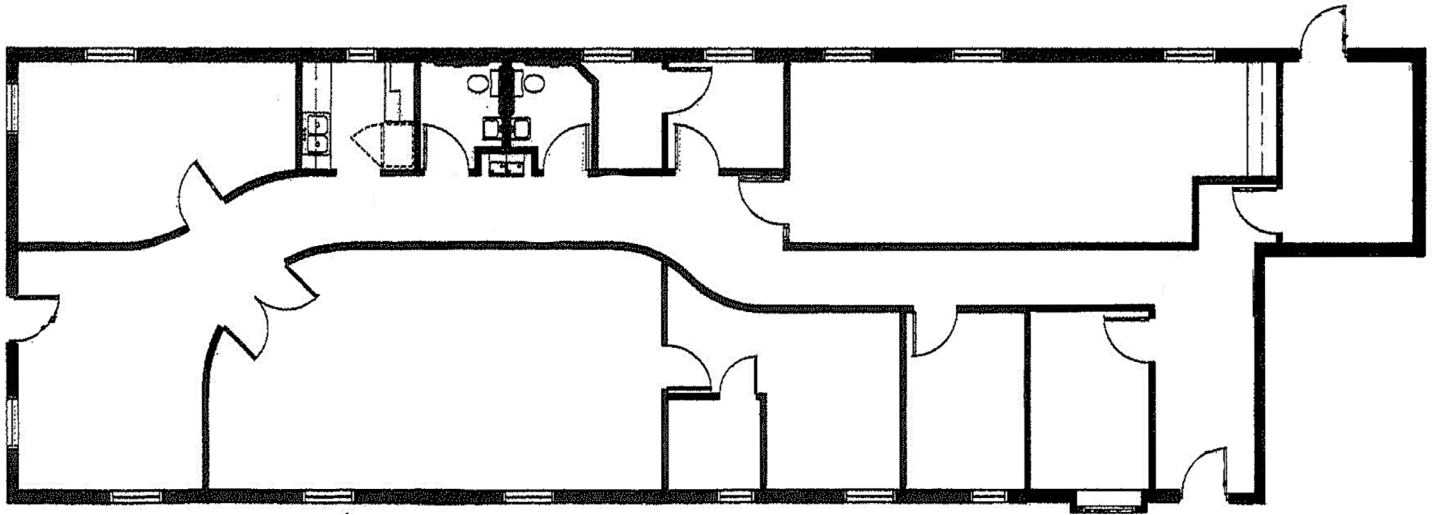


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Floor Plan - Suite 9350 (Vacant)



Photos

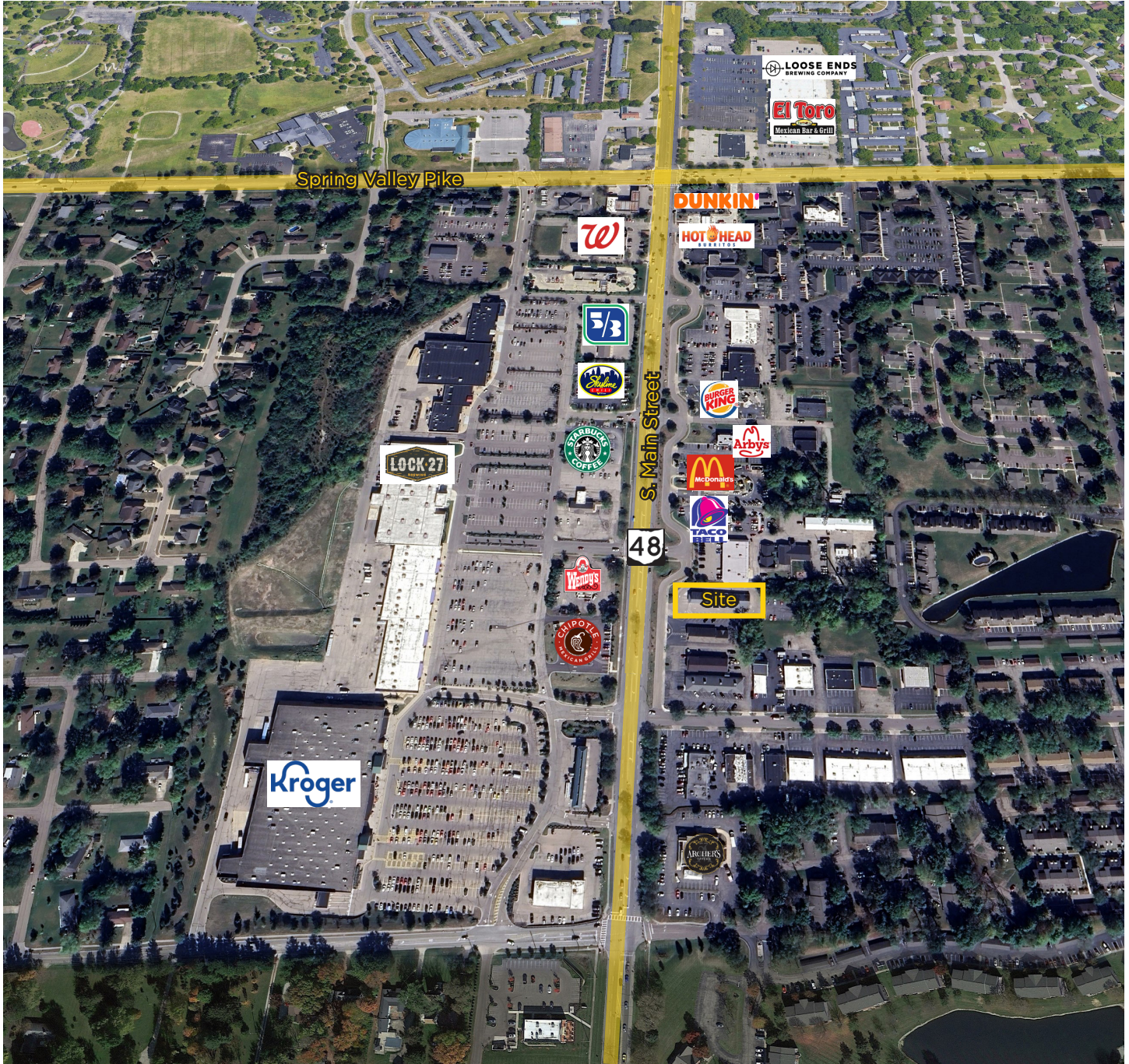


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Aerial and Amenities



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