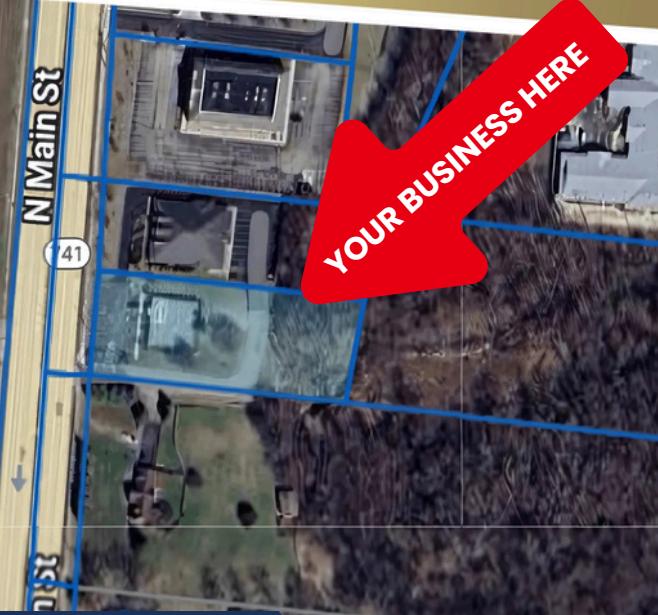


COMING SOON



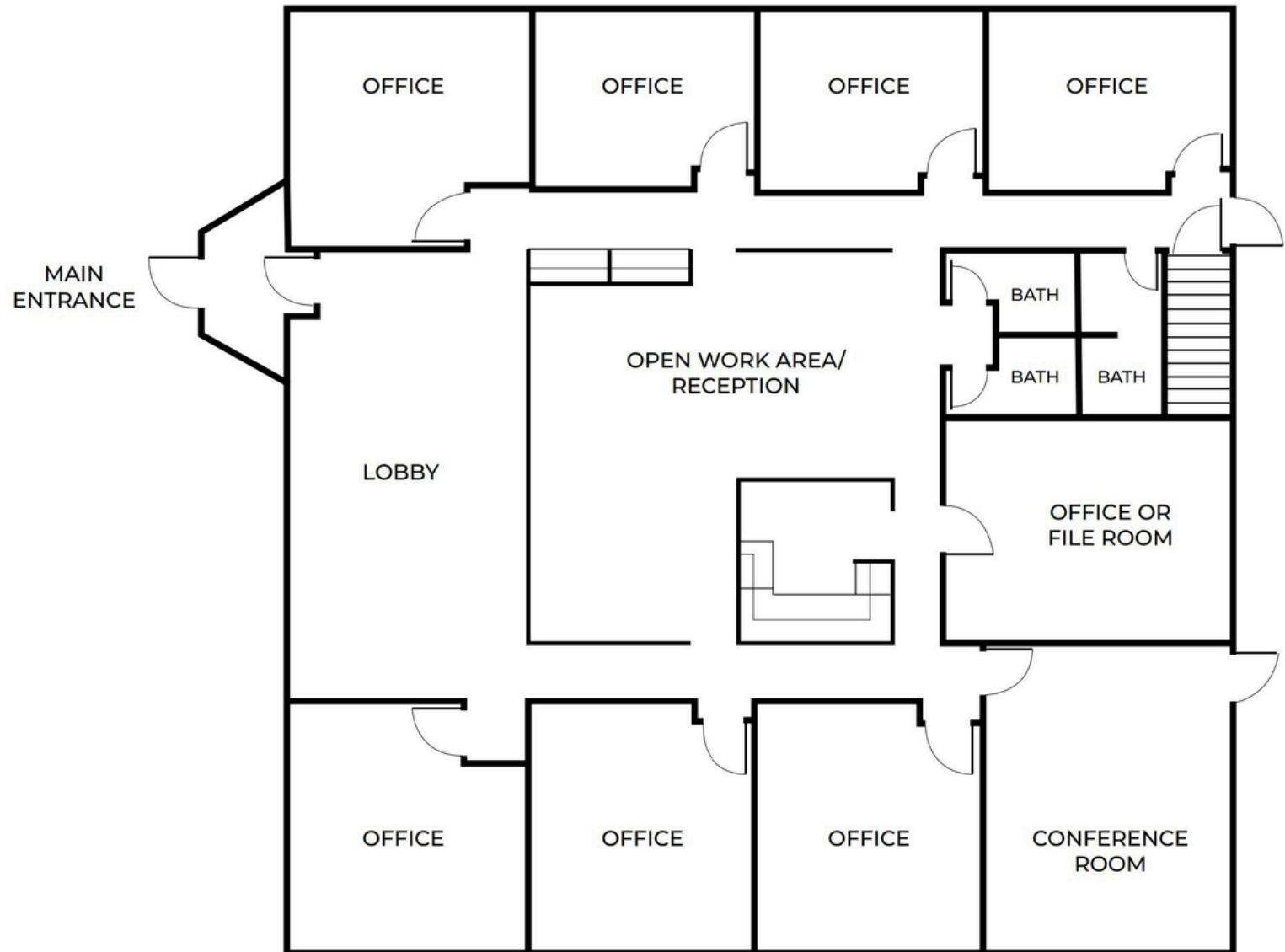
FOR LEASE

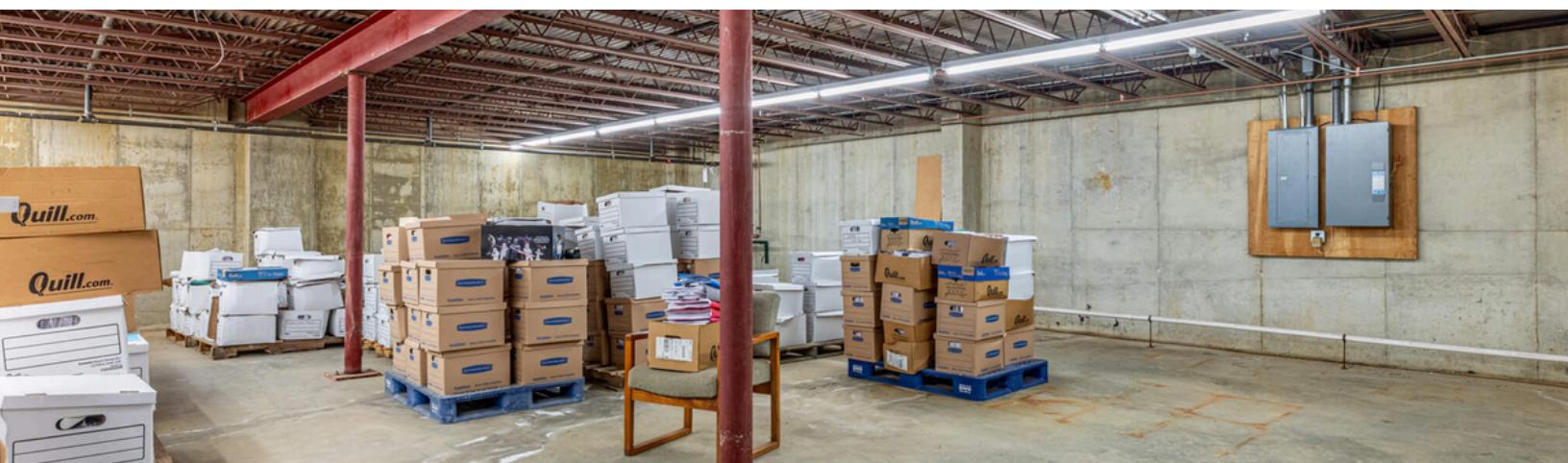
610 N MAIN STREET
SPRINGBORO, OH 45066

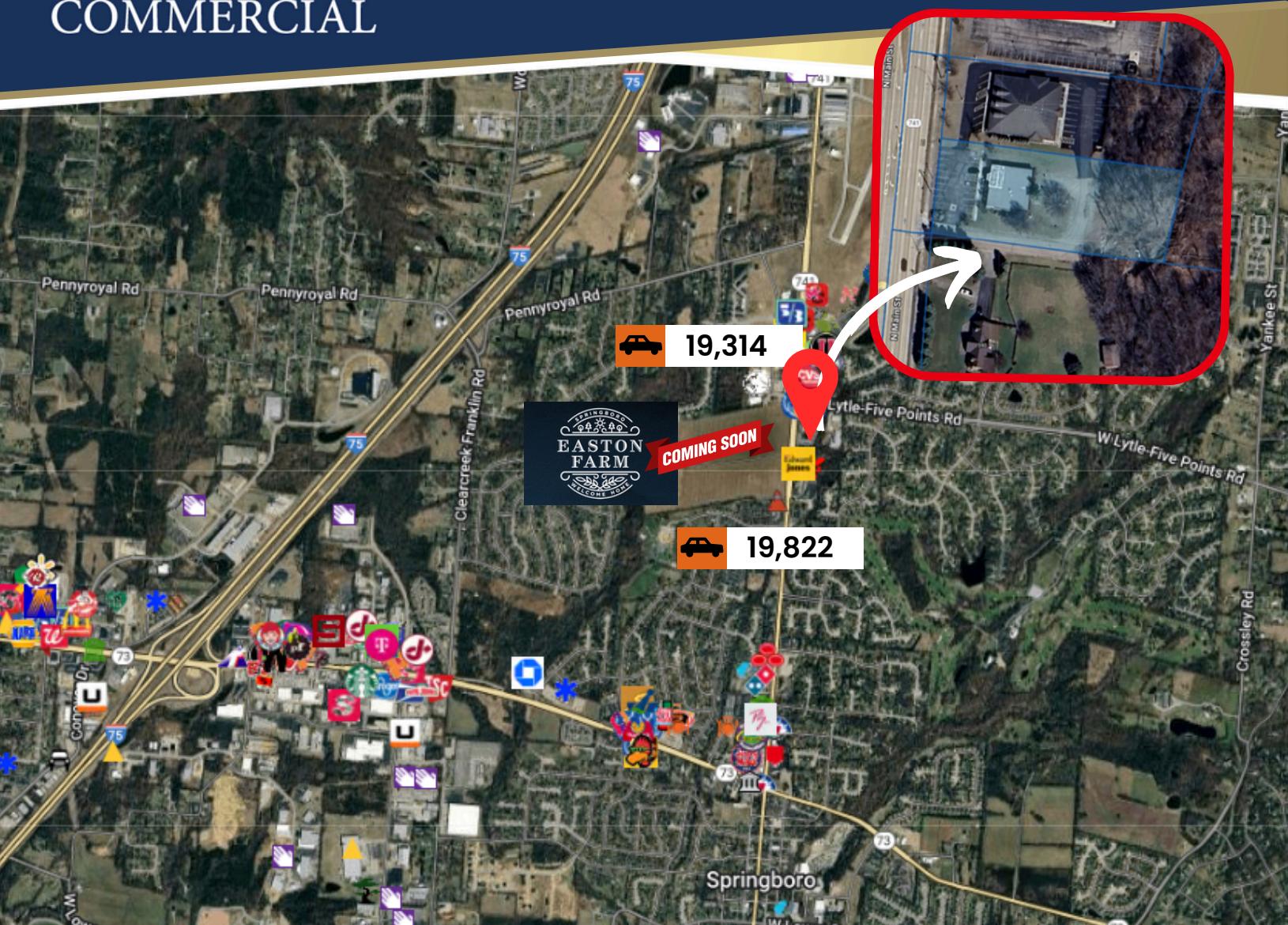
Property Highlights

- PRIME LOCATION IS IN SPRINGBORO, OH. LOCATED BETWEEN CINCINNATI AND DAYTON, CLOSE TO I-75 AND I-675, DAYTON WRIGHT BROTHERS AIRPORT.
- DIRECTLY ACROSS FROM THE UPCOMING EASTON FARM, AN IN-TOWN NEIGHBORHOOD; MIXED-USE COMMUNITY WITH A COMMERCIAL DISTRICT, PARKS, WALKING/BIKING PATHS, AND NUMEROUS RESIDENTIAL UNITS. WWW.THEEASTONFARM.COM.
- WALKING DISTANCE FROM DOROTHY LANE MARKET.
- SURROUNDED BY RESTAURANTS, HOSPITALS, AND COMMERCIAL BUSINESSES, WITH STRONG RESIDENTIAL BACKUP.
- WELL MAINTAINED OFFICE BUILDING. GREAT FOR LOCAL MORTGAGE, INSURANCE, REAL ESTATE COMPANIES, ATTORNEY OFFICE AND MUCH MORE.

Lease Rate: \$17.50 SF/NNN







610 N MAIN STREET | FOR
SPRINGBORO, OH 45066 | LEASE

| 2024 DEMOGRAPHICS | 2 MILE | 5 MILE | 10 MILE |
|-------------------|-----------|-----------|----------|
| POPULATION | 23,336 | 100,622 | 334,160 |
| HOUSEHOLDS | 8,571 | 40,434 | 136,878 |
| HH INCOME | \$131,358 | \$115,721 | \$98,547 |

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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.