



FOR SALE | 71 MARCO LANE
WASHINGTON TWP, OH

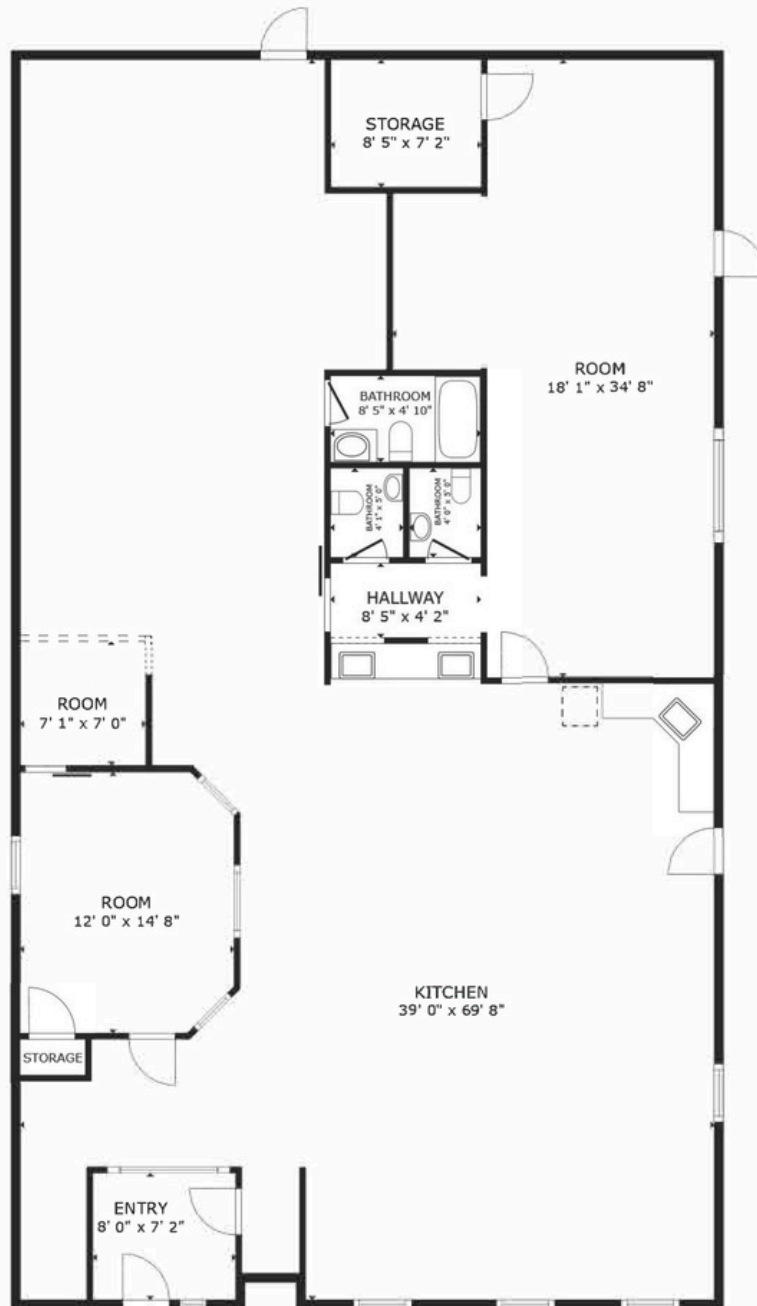
Property Highlights

- 2,796 SF property with Ample Off-Street Parking
- Ideal for Professional Office, Medical Office, Professional Services, CPA Firm, Law Office, Title Company, Attorney / Law Office, Insurance Agent, Architect, Real Estate Brokerage, Dental Office, Yoga Studio, Counseling, Childcare & much more
- Centrally located in Affluent Washington Township/ Centerville OH
- Property includes an open floor plan, waiting area, private office and restrooms, and is suitable for most B-2 Business District Permitted, Conditional, and Accessory Uses
- Well Maintained with Updated HVAC & Water Heater in 2024!

VERSATILE COMMERCIAL PROPERTY FOR SALE IN WASHINGTON TWP, OH

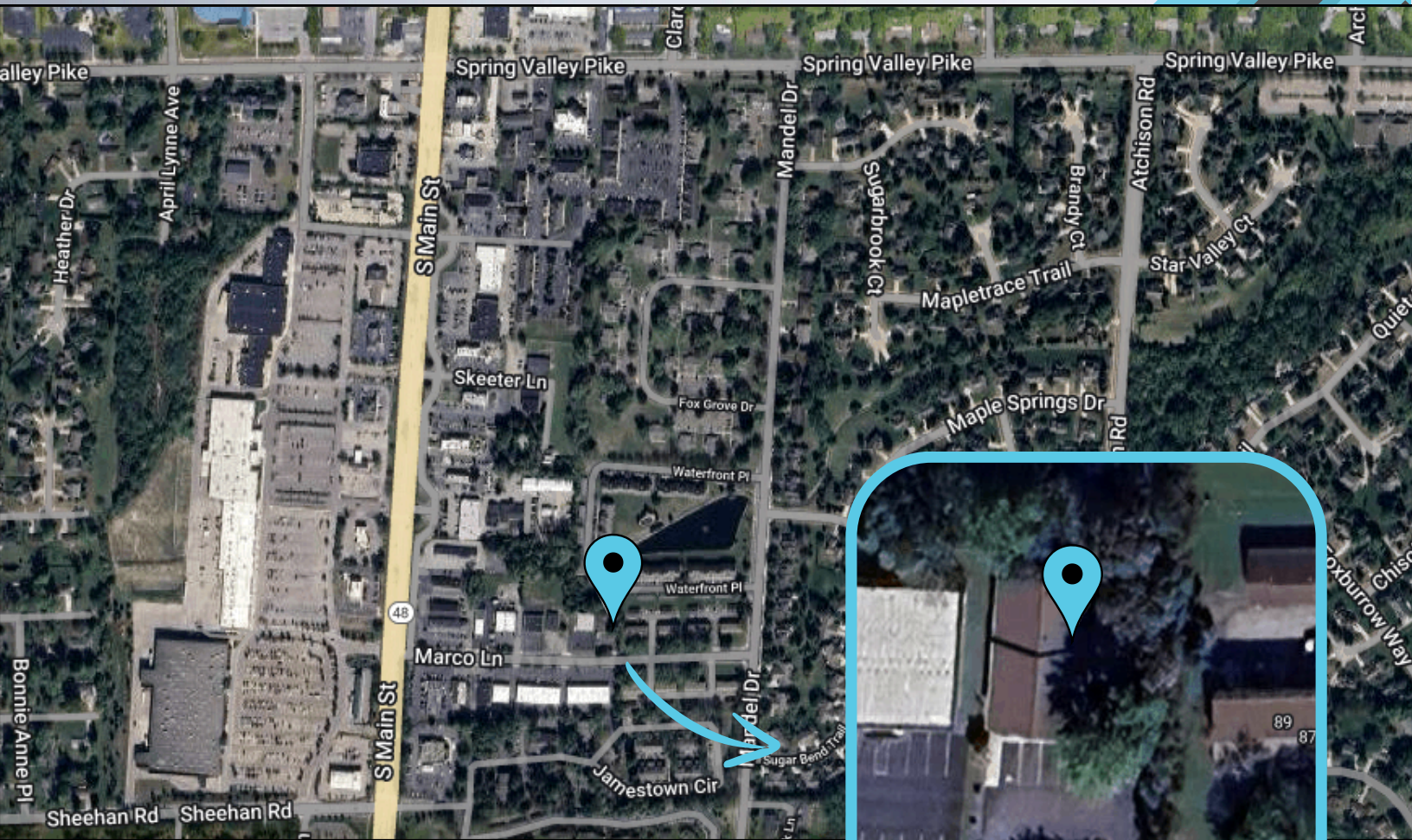


FLOOR PLAN



FLOOR PLAN

VERSATILE COMMERCIAL PROPERTY FOR SALE IN WASHINGTON TWP, OH



FOR SALE | **71 MARCO LANE**
WASHINGTON TWP, OH

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,645	50,300	120,681
HOUSEHOLDS	3,269	20,963	50,186
HH INCOME	\$84,188	\$98,618	\$92,672



GLASSHOUSE REALTY GROUP Commercial Marketing Package Disclaimer

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Prospective Purchaser / Lessee of the Property are advised (i) that changes may have occurred in the condition of the Property since the time of this Marketing Package or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller/Landlord and, therefore, are subject to material variation. Prospective Purchaser / Lessee of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Seller/Landlord and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and expressly reserve the right, at their sole and exclusive discretion, to terminate discussions with any entity at any time with or without reason notice, and with reason or for no reason. The Seller/Landlord shall have no legal commitment or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until a written agreement satisfactory to the Seller/Landlord has been fully executed, delivered, and approved by the Seller/Landlord and any conditions to the Seller/Landlord thereunder have been satisfied or waived.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not reproduce or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any other entity without the prior written authorization of Broker, (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the interest of the Seller/Landlord or Broker and (v) that you will not contact the Seller/Landlord or their employees, tenants, customers, clients or patients directly without prior written consent and authorization from the Seller/Landlord.

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.