



Beavercreek Office/Medical Opportunity

General Beavercreek Aerial





Aerial



Approx. 2 acres for sale

Future home of Dunkin Donuts



Lantz Rd.



Location of Pylon Sign

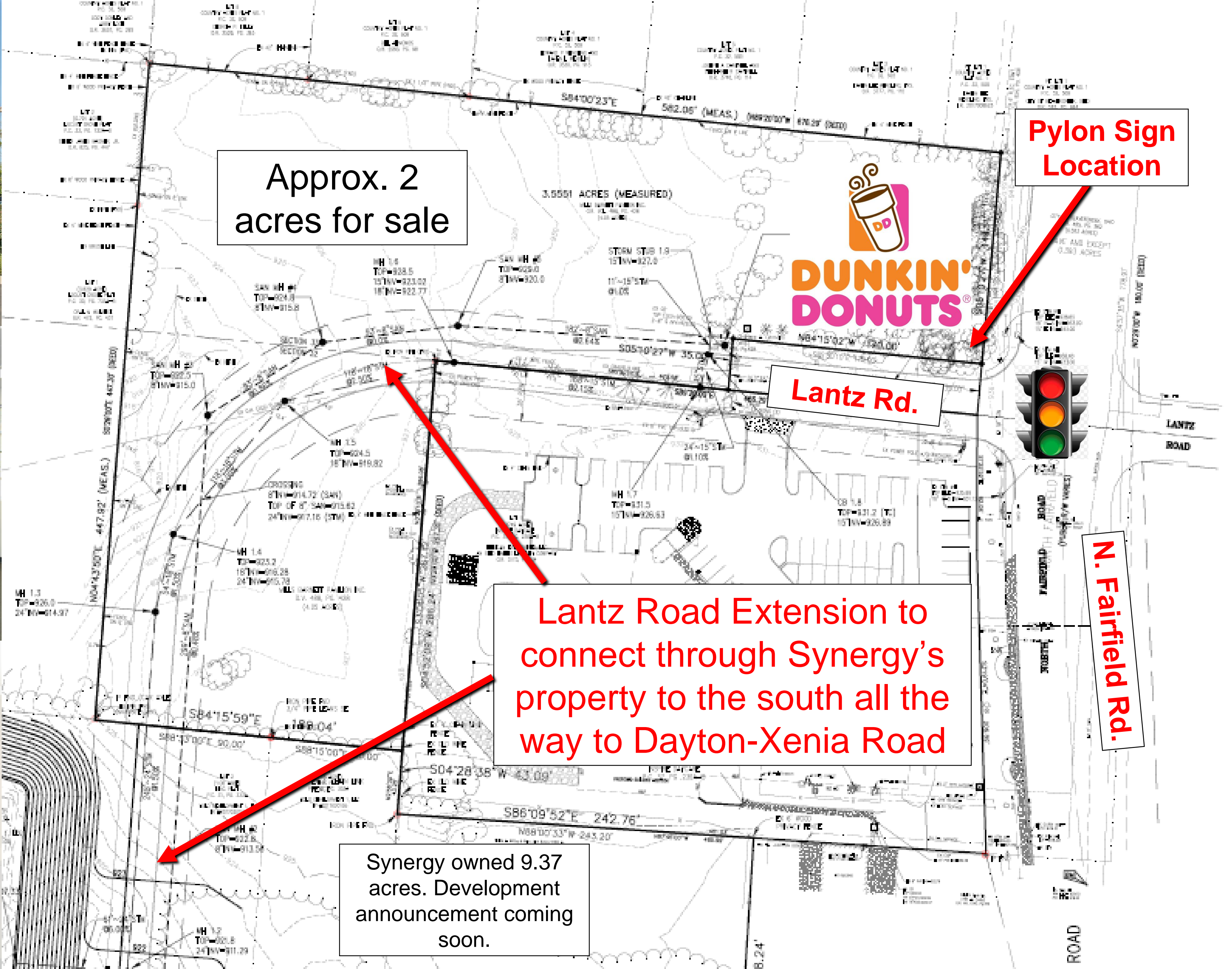
Synergy owned 9.37 acres. Development announcement coming soon.

N. Fairfield Rd.

Rock Dr



Site Plan



Approx. 2 acres for sale

Pylon Sign Location

Lantz Rd.

Lantz Road Extension to connect through Synergy's property to the south all the way to Dayton-Xenia Road

Synergy owned 9.37 acres. Development announcement coming soon.

N. Fairfield Rd.

Proposed Pylon
Sign Along N.
Fairfield Rd.



Summary

Total Acreage	Build-to-Suit Timeline	Local Income Tax	Property Highlights
+/- 2.1 Acres	9-12 Months	0%	<ol style="list-style-type: none">1. Could accommodate +/-10,000 SF of Medical Office2. Pylon Sign for identification along N. Fairfield Rd.3. Located at a traffic light for easy access4. Access to both N. Fairfield to the east and Dayton-Xenia to the south with the extension of Lantz Road5. Strong Demographics and Medical presence in the area6. 23,000 daily traffic count

