· 4,537 of the 4,945 sq. ft. Commercial Building available Zoned C

· **3,266 sq. ft. Space Available**:

~1,623 sq ft Main floor: One large area which steps up half a floor to another sizable room. Features include: Keypad entry, Built-in surround sound, fresh paint throughout, Security cameras, Galvanized panel accent wall, new mixed lighting, new handrails, and one bathroom

~1,643 sq ft Second floor: Spacious office/retail space which includes a large, elevated storage area. Gorgeous new hardwood flooring and fresh paint. Utility sink (or 2 washer hookups) and 2 dryer hookups available
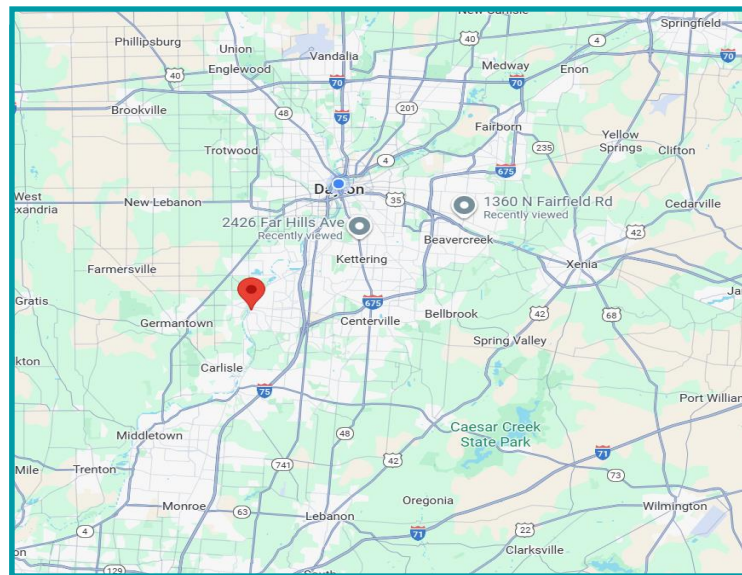
~**1,271 sq ft Basement Available:** Separate entry, one large space, complete with 2 utility sinks and 1 bathroom. $600.00 gross rent

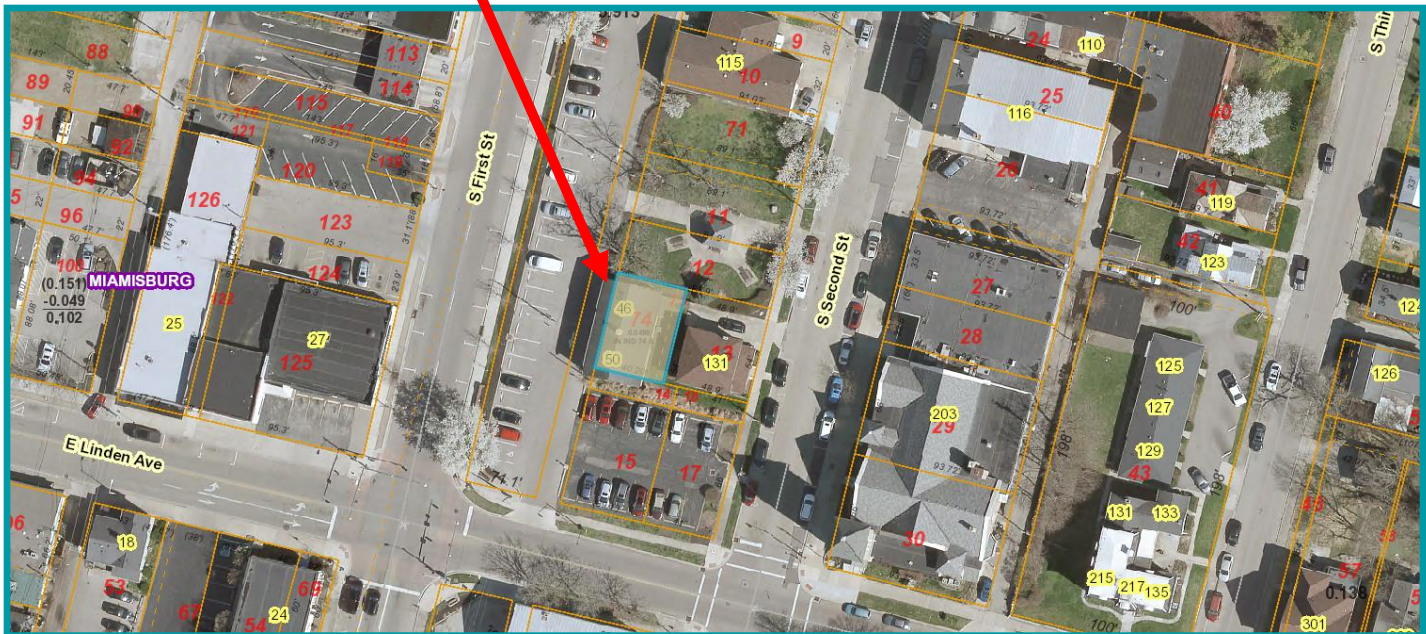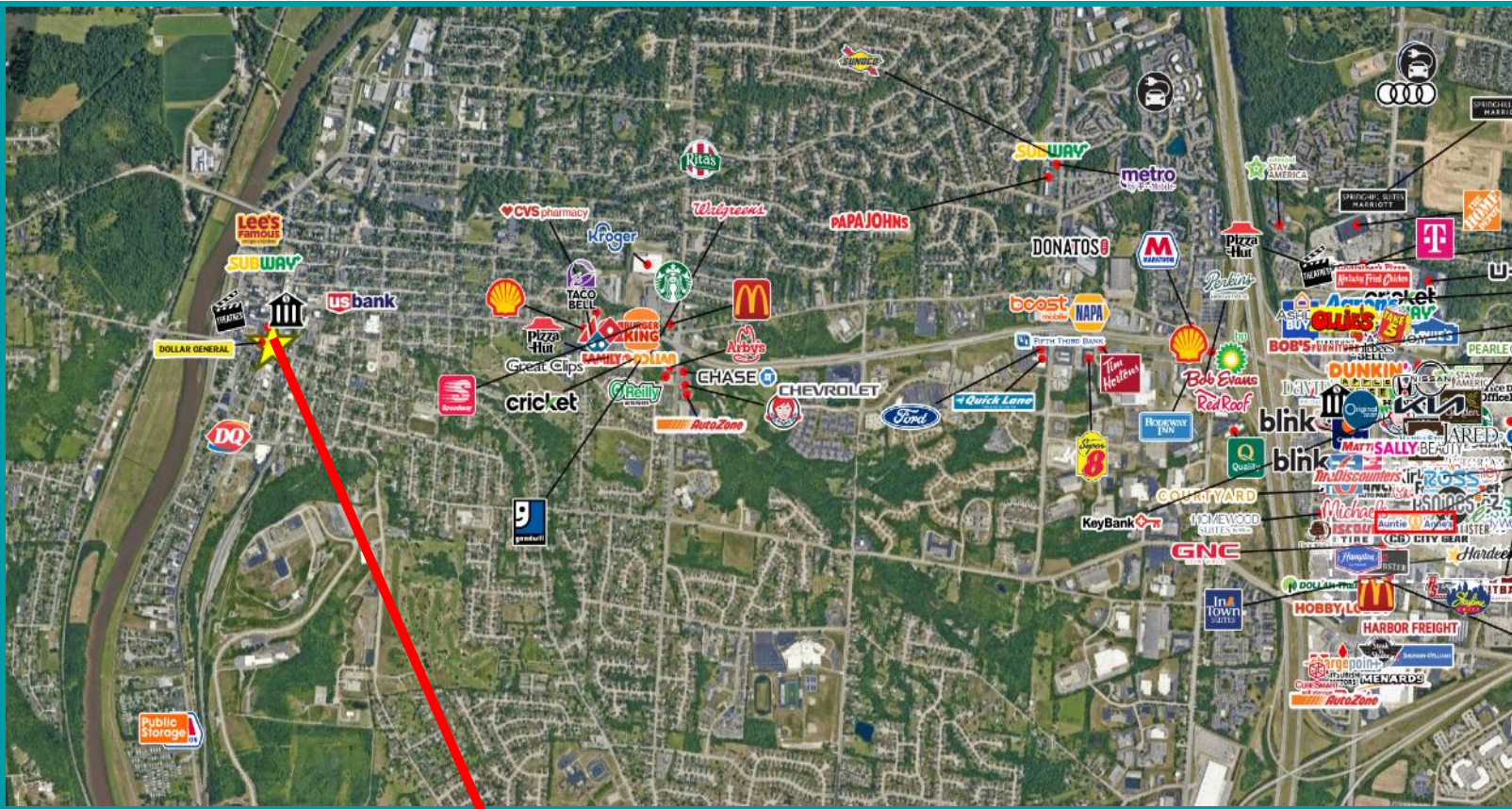· **Come join co-tenant: The Medicare Connection**

Key Features:
· Turn-key commercial property
· Located within a DORA in vibrant Miamisburg
· Prime location at the busy intersection of S 1st St & E Linden Ave within the Heart of downtown Miamisburg's business district with HIGH FOOT TRAFFIC
· 12 shared parking spaces plus excellent on-street parking

· For Lease - Negotiable

Miamisburg Gem: Modern & Chic Farmhouse Commercial Building For Lease

For More Information,
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,674	30,411	86,298
Average HH Income	$106,017	$109,925	$107,718
Daytime Employee Population	2,545	12,934	40,462

Main Floor:

Second Floor:

Basement:

Effective on 5/5/23, Miamisburg's DORA will be 7 days a week, 11:00am-11:00pm

So, what is a DORA?

DORA stands for Designated Outdoor Refreshment Area. This is a specific area, spanning several streets, where patrons can purchase alcoholic beverages from participating businesses and then take those drinks outside to enjoy. With a DORA beverage, you can explore Miamisburg, its retail establishments, or enjoy your evening in Riverfront Park. See the map below for the designated area in Miamisburg.

Property on Market Located Here