

# SALE

## 2580 SHILOH SPRINGS RD

2580 Shiloh Springs Rd Dayton, OH 45426



### OFFERING SUMMARY

Sale Price:	\$499,000
Building Size:	7,200 SF
Available SF:	
Lot Size:	41,818 SF
Price / SF:	\$69.31
Year Built:	1987

### PROPERTY OVERVIEW

Commercial building 7200 square feet income producing facility. Four 1500 sq ft suites and one 1200 sq ft. unit. Previously a medical office that is fully furnished and occupies 2 of the suites utilizing 3000 sq ft. still fully furnished to be used for a medical facility or we will remove the equipment. One other 1200 sq. ft. unit is vacant and ready for occupancy. Two of the 1500 sq. ft. units are occupied and under a lease until June 2027 and produces income of 1550. monthly total. The building currently has 51 parking spaces, newer roof, windows, HVAC systems and recently painted. Each unit is responsible for their utilities except water. This sale also includes approx one acre of undeveloped land that is able to be developed for additional usages. This property is located very close to the location of the former Hara Arena the new location for the new State run Miami Valley Behavioral Healthcare Hospital to be completed within a couple years. This is a great opportunity to locate a medical facility located at the intersection of State Route 49 and Shiloh Springs Rd. and remember it already produces income.

**Patrick Williams**  
(937) 360-9952

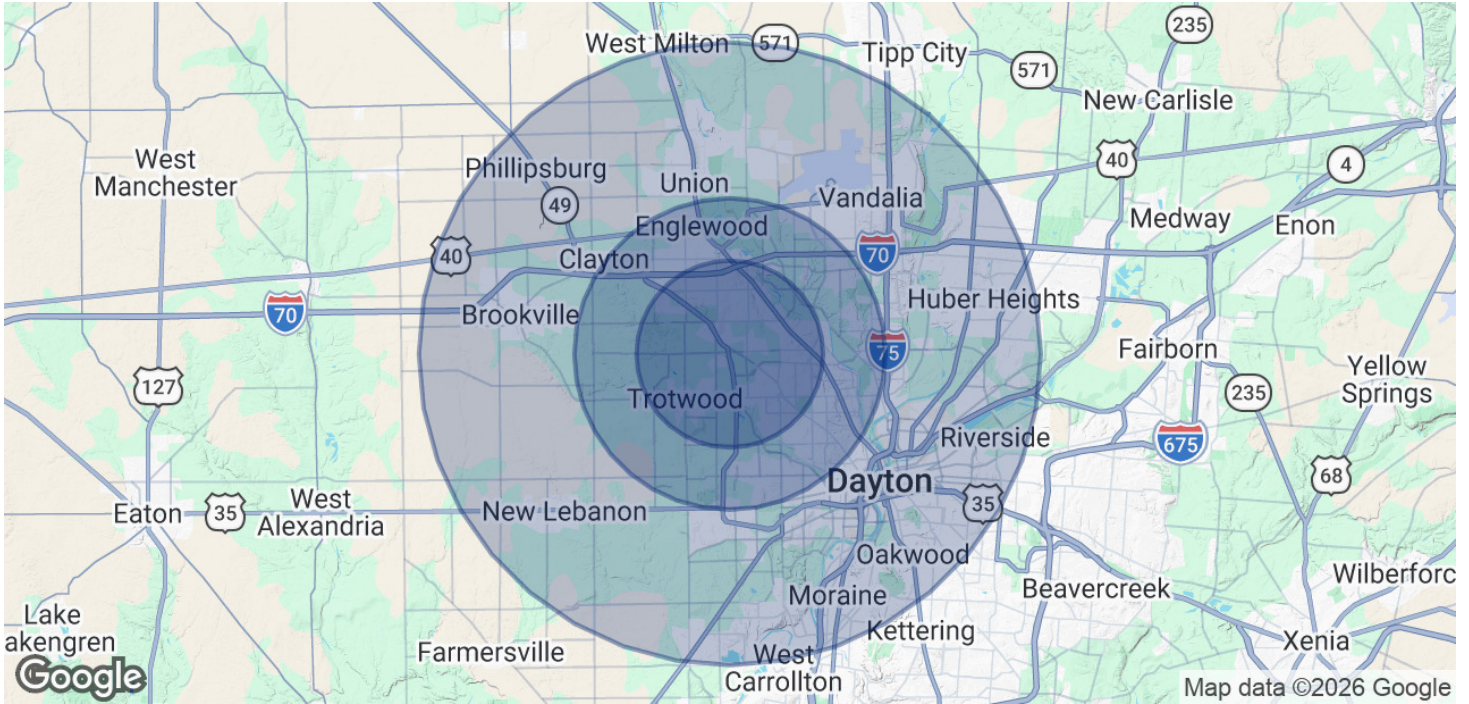


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	44,507	109,650	340,129
Average Age	43.2	42.2	39.7
Average Age (Male)	42.4	39.6	38.1
Average Age (Female)	45.1	44.4	41.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	19,522	48,734	144,952
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$77,058	\$71,555	\$77,087
Average House Value	\$136,467	\$135,916	\$158,800

2023 American Community Survey (ACS)

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