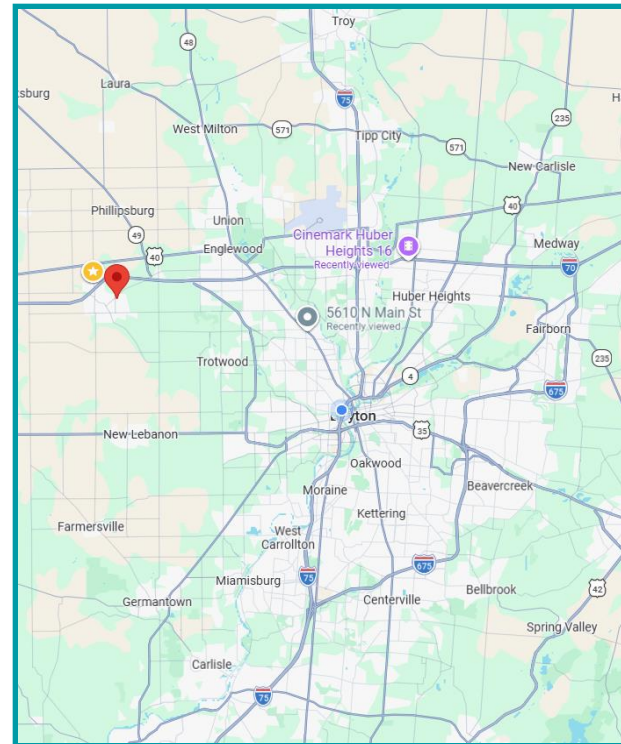




PROPERTY HIGHLIGHTS:

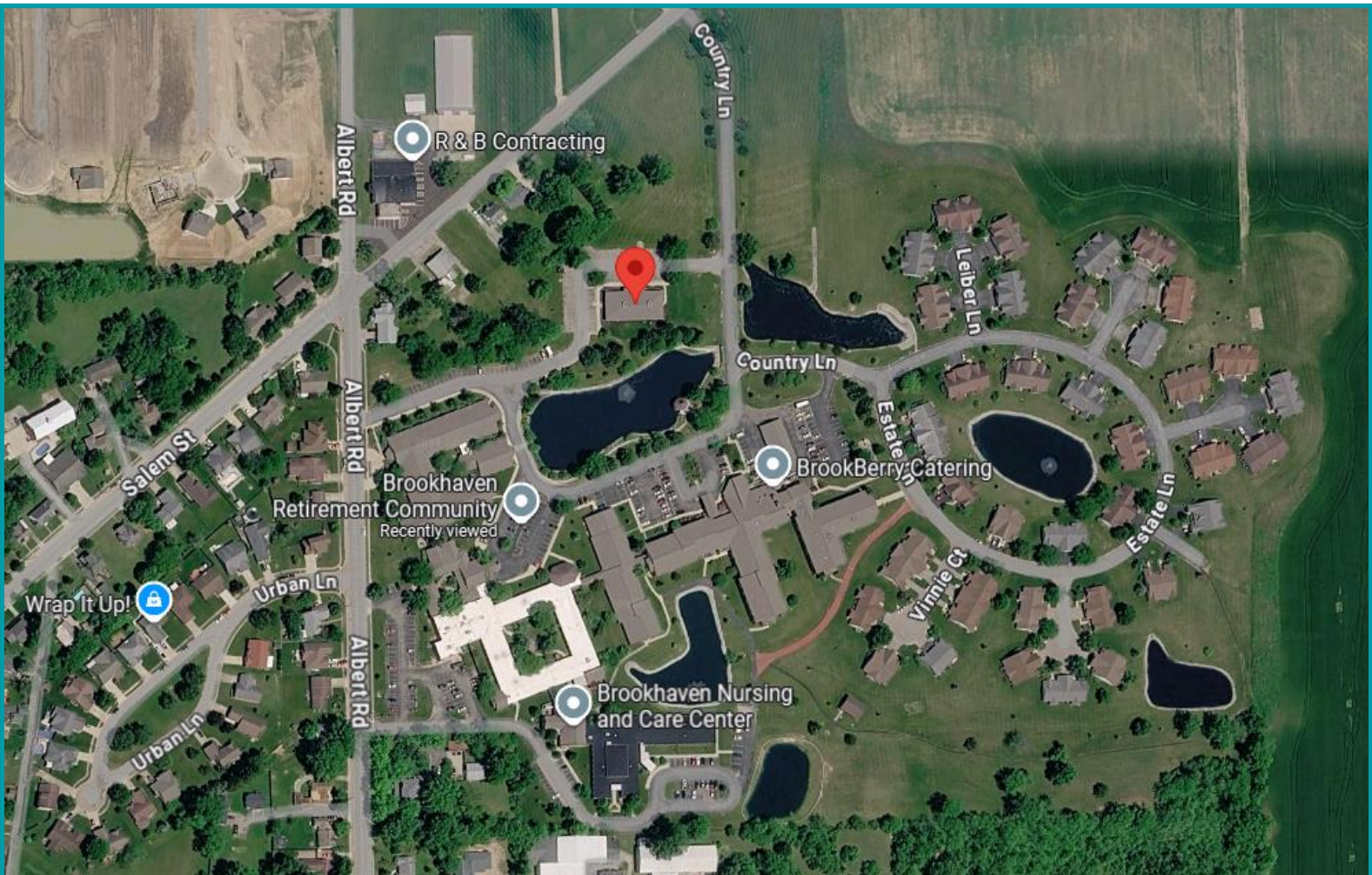
- **5,448 SF Freestanding Modern “Turnkey” Healthcare Medical/Office Facility – Includes FF&E!**
- **Versatile Space:** Medical office space with an existing clinical layout, which includes 13 exam rooms, plumbing, lab areas, and general layout in place, easy plug-and-play configuration
- **High Traffic Area:** Located within the Brookhaven Retirement Community Senior Living Campus in Brookville, serving **418 residents** and supporting an **estimated daily on-site population of approximately 500–600 people**, including residents, staff, and visitors
- **Easy Access:** Located approximately **1 mile from Interstate 70**, providing convenient access from Brookville, Clayton, Englewood, Union, and other surrounding cities offering a major corridor with over 45,440+ vehicles per day
- **Prime Healthcare Hub:** Ideal location for medical, dental, therapy, pediatric, and specialty practices looking to establish a regional healthcare destination
- **For Lease:** \$18.00 NNN includes FF&E. Tenant Improvement Allowance available- call for details



For More Information, Please Contact:

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President Commercial Sales &
Leasing
Mobile: 937.216.4636
therron@equity.net

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11 West Monument Avenue, Suite 506 | Dayton, OH 45402

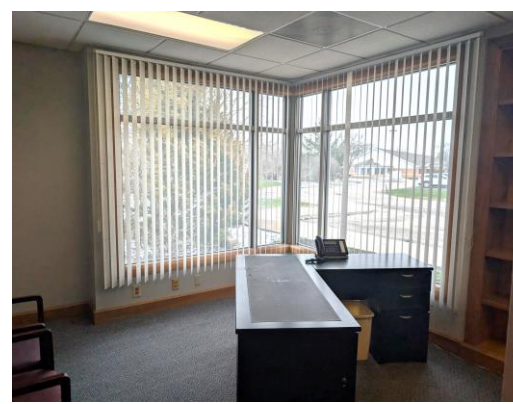




Prominent Monument Signage at Both Entrances for Maximum Visibility includes the name of the practice and physicians

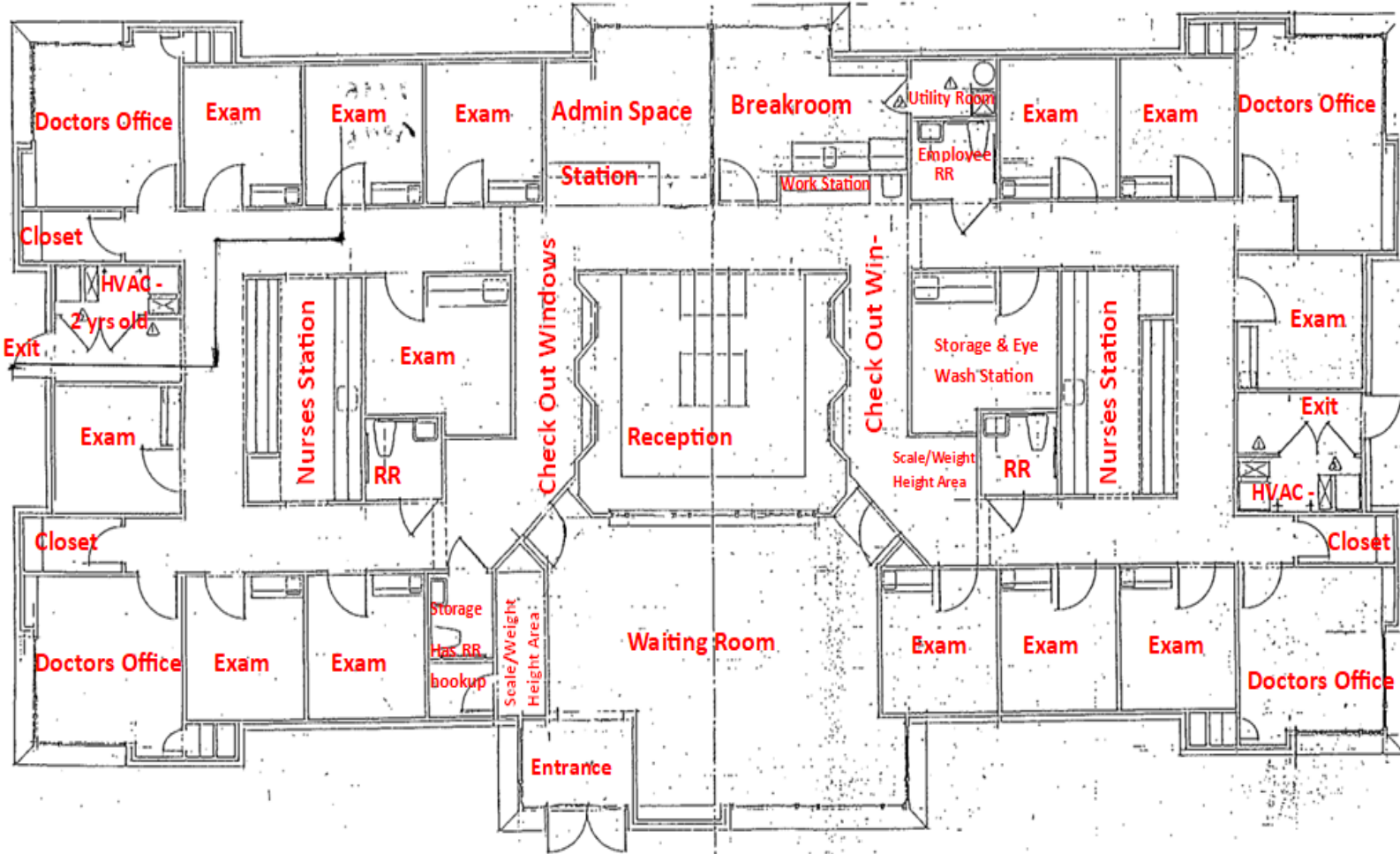


Interior Photos





Floor Plan Drawing



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,522	9,151	17,895
Average HH Income	\$92,034	\$111,836	\$117,709
Daytime Employee Population	16,333	3,522	7,385