

1700 LYONS ROAD  
WASHINGTON TOWNSHIP, OH 45458



**PRICE REDUCED!**  
**LEASE RATE: \$12.00 PSF + UTILITIES**

### PROPERTY DESCRIPTION

Luxurious, first-class office accommodations conveniently located on Lyons Road near the Yankee Road intersection. High visibility location just minutes to I-675 and I-75.



### PROPERTY HIGHLIGHTS

- Single-story first-class office space with multiple private entrances available for lease
- 12,330 square feet with luxury finishes throughout
- Multiple expansive conference rooms, spacious executive office suites with wet bars, generous kitchen area with open space for lunch room seating
- Free-standing building with over 180 parking spaces
- Many top restaurants, banking, shopping, hospitals and hotels nearby
- Excellent location with easy access to I-675 and State Route 725
- Located within Washington Township- no city income tax

### AVAILABLE SUITES

| Suite | Approx. SF | Lease Rate                         | Available |
|-------|------------|------------------------------------|-----------|
| A     | 12,330     | <del>\$16.00 PSF</del> \$12.00 PSF | Now       |

#### PRESENTED BY:

**SKIP SCHAFER**

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**ASHLEY SCHNEIDER**

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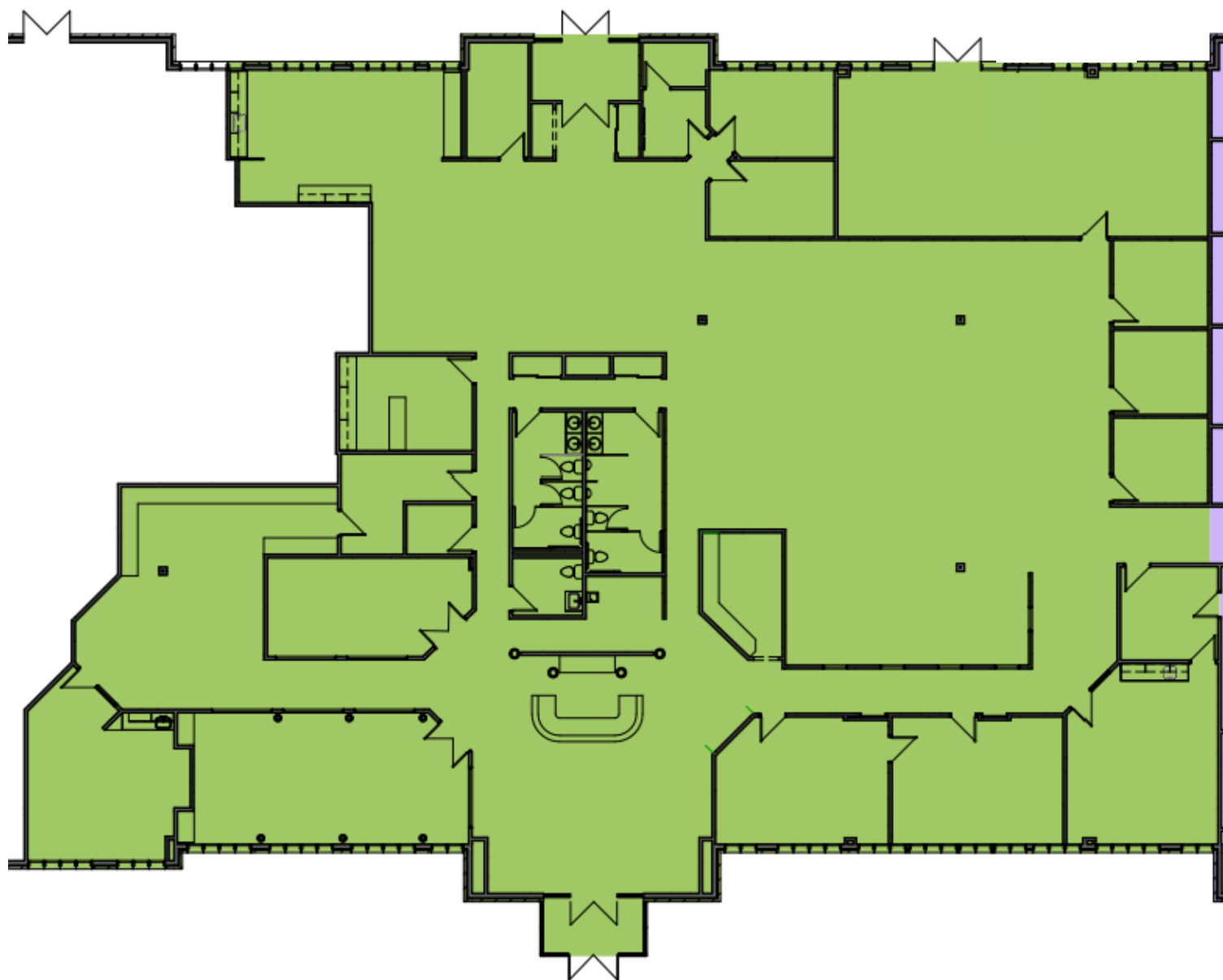
7071 Corporate Way, Suite 200 | Centerville, OH 45459

Office: 937/433-9000

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**SUITE A:**

FLOOR PLAN - 12,330 SF



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#### MARKET DEMOGRAPHICS

##### POPULATION, HOUSEHOLDS & INCOME

|                          | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------------|----------|----------|----------|
| Population               | 6,012    | 58,545   | 152,923  |
| Total Households         | 3,095    | 25,484   | 64,094   |
| Average Household Size   | 1.9      | 2.3      | 2.4      |
| Average Household Income | \$87,347 | \$96,928 | \$99,194 |

#### TRAFFIC

##### COLLECTION STREET

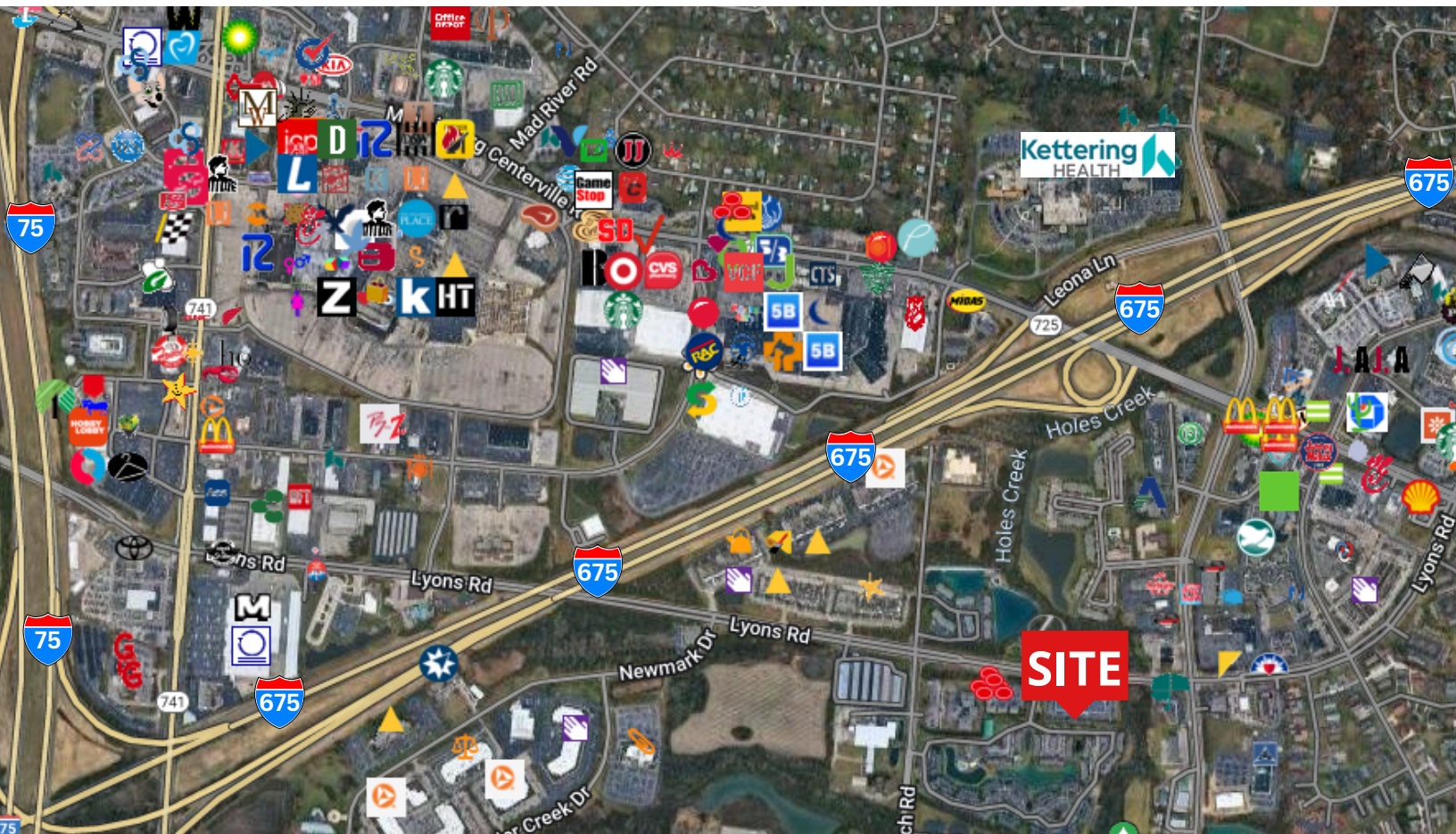
##### CROSS STREET

##### TRAFFIC VOLUME

##### COUNT YEAR

|                        |               |        |      |
|------------------------|---------------|--------|------|
| Lyons Road             | Spinnaker Way | 21,149 | 2022 |
| Yankee Street          | Lyons Road    | 19,329 | 2022 |
| Washington Church Road | Lyons Road    | 7,032  | 2022 |

#### LOCATION MAP



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