



5239 Taylorsville Road

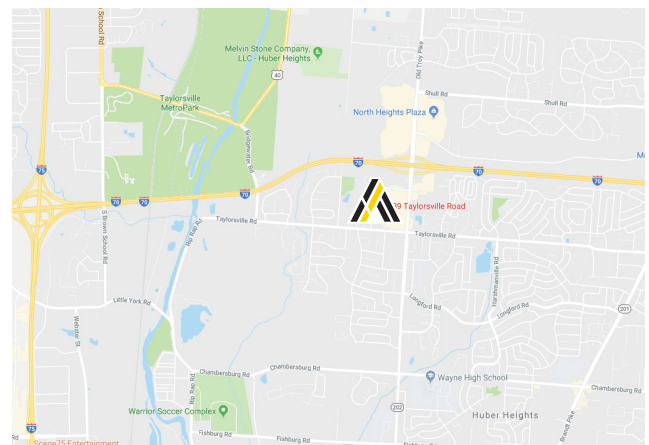
Huber Heights, Ohio

LEASE RATE:

\$4.00 PSF NNN

Property Highlights

- 25,000± SF Freestanding building located in Huber Heights
- Includes a 5,000± sf mezzanine perfect for office, restaurant, or taproom
- Located on 2.2917± Acres
- Former Health/Racquet Ball Club with outdoor sand volleyball
- Zoned Planned Commercial District (“PC”). Permitted uses include Retail, Office, Commercial, and Personal Service Commercial Establishments. Places of worship are permitted as a special use.
- Parking lot is lighted with 80± parking spaces
- Curb cuts along Taylorsville Road and Waynetown Boulevard
- Marquee signage available



Demographics	1 Mile	3 Mile	5 Mile
Total Population	7,055	45,256	87,955
Households	2,782	17,825	35,282
Med. Household Inc.	\$55,257	\$58,483	\$55,553



Mark Diott, SIOR

Senior Vice President

937.469.8267

Mark.Diott@ApexCommercialGroup.com



Wade Elliott

Commercial Sales & Leasing

937.469.8270

Wade.Elliott@ApexCommercialGroup.com