

OFFICE/RETAIL FOR SALE/LEASE

9685-9725
DAYTON LEBANON PIKE
CENTERVILLE, OH 45458



PROPERTY HIGHLIGHTS

- + Office/Retail
- + Available: 3,500 Sq. Ft.
- + Sale Price: \$899,000
- + Lease Rate: \$11.50/ Sq. Ft. NNN
- + Operating Expenses: \$3.00/Sq.Ft.
- + Join Oberer's Flowers and Edward Jones Investments
- + Owner occupy or Investment property
- + Great Visibility in growing sector of South Dayton



CONTACT US

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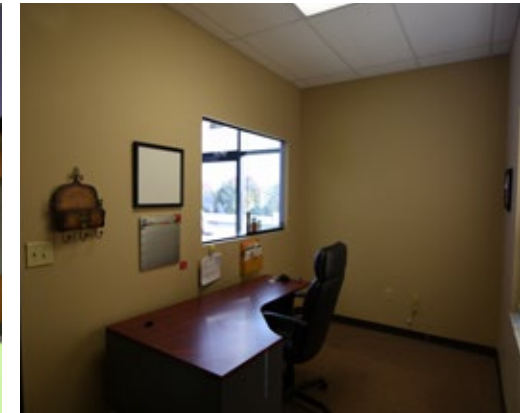
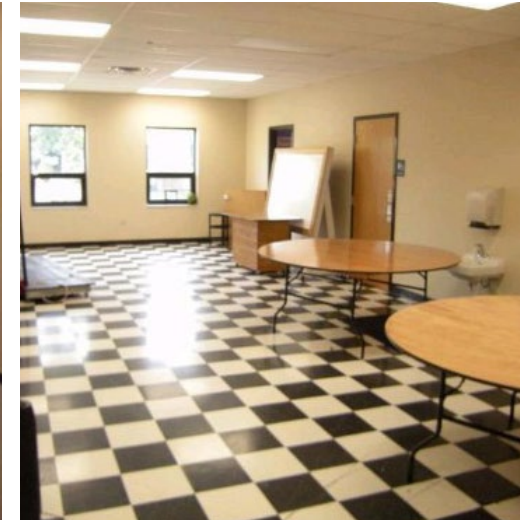
PROPERTY DEMOGRAPHICS

2016 Estimated Demographics

	1 mile	3 mile	5 mile
2016 Population	6,174	46,854	113,428
2016-2021 Annual Rate	0.29%	0.52%	0.42%
Total Households	2,645	19,265	46,828
Average Household Size	2.33	2.42	2.40
Median Household Income	\$81,019	\$76,743	\$71,760
Per Capita Income	\$45,259	\$40,746	\$38,611

Estimated Traffic Count

15,820 vehicles daily



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