

INVESTMENT PROPERTY SALE

1700 LYONS ROAD

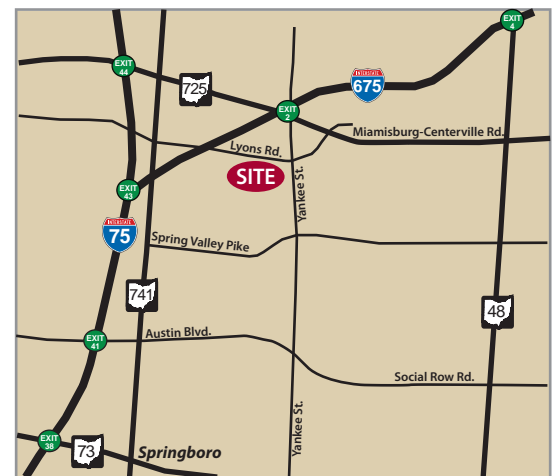
Washington Township, Ohio 45458



OBERER REALTY SERVICES, LTD. is pleased to offer for sale a 35,500 +/- square foot, single-story Class A office building that is 100% leased. Situated on 3.9 +/- acres in the highly desirable community of Centerville/Washington Township, Ohio, the building features luxury finishes throughout, ample parking and a high-profile location on Lyons Road in the south Dayton market. Its location provides high visibility with excellent access and close proximity to I-675, I-75, SR 741 and SR 48. The surrounding area offers strong demographics with a dense population base and average household income of over \$87,000.

OFFERING SUMMARY:

ASSET TYPE:	Office - Multiple Tenant
CLASS:	A
YEAR BUILT:	1999
SIZE:	35,536 Square Feet
SALES PRICE:	\$4,499,000
CAP RATE:	9.6%
PROFORMA NOI:	\$432,583
LISTING AGENT:	John Orr, Oberer Realty Services, Ltd.



3445 Newmark Drive
Miamisburg, Ohio 45342
937-910-0851
[www.oberer.com/
commercial](http://www.oberer.com/commercial)

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PROPERTY SUMMARY



THE OFFERING

Property	1700 Lyons Road Professional Building
Property Address	1700 Lyons Road Centerville, OH 45458
Assessor's Parcel Numbers	067 03607 0181
Zoning	Planned Development - Office

SITE DESCRIPTION

Number of Stories	One
Year Built	1999
Gross Leasable Area (GLA)	35,536 SF
Lot Size	3.913 Acres
Type of Ownership	Fee Simple

CONSTRUCTION

Foundation	Steel construction, brick exterior with EFIS accents
Roof	REPLACED IN 2018
Parking Surface	Asphalt

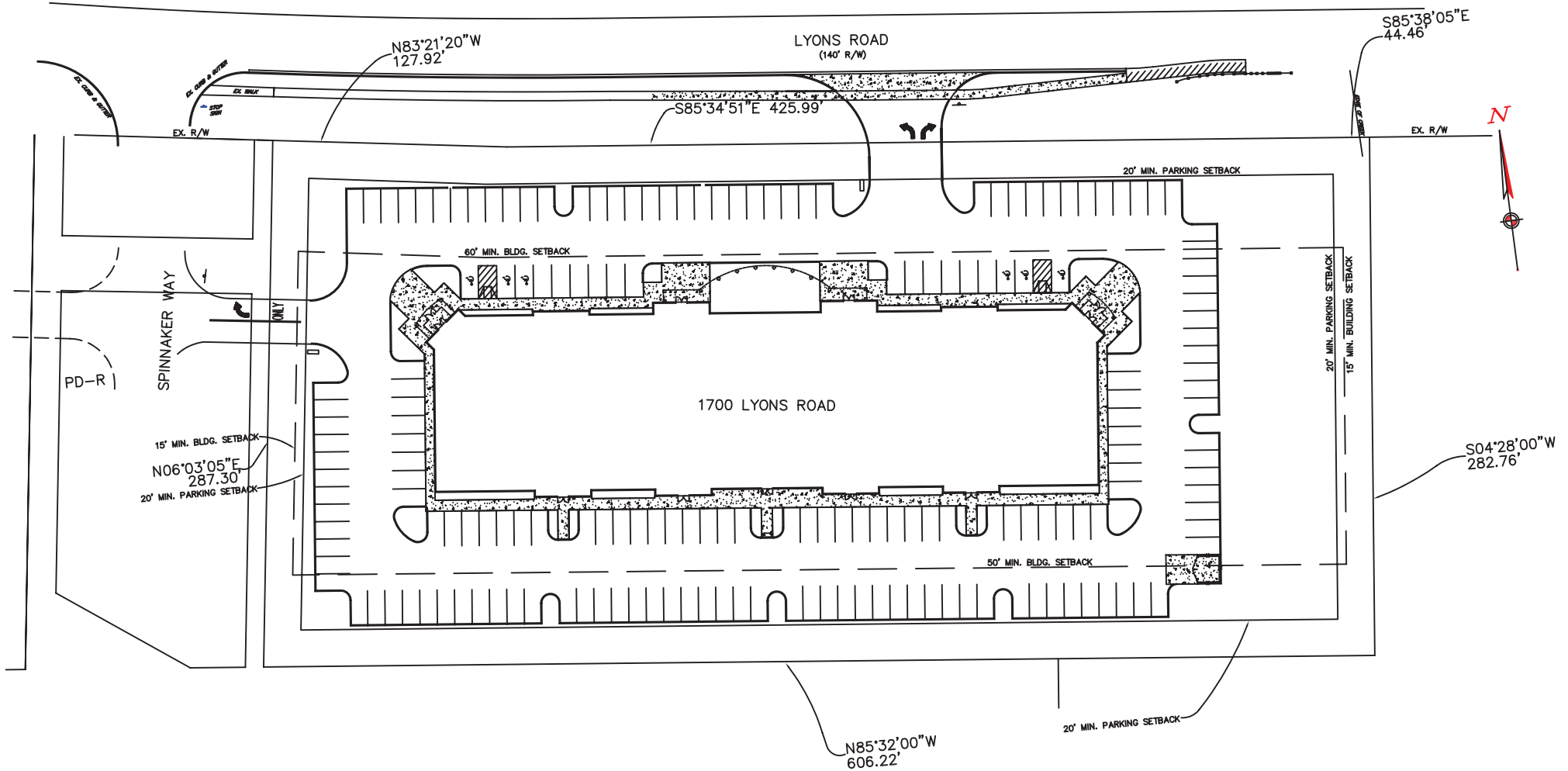
MECHANICAL

HVAC	Separate RTUs within tenant spaces
Fire Protection	Fully sprinklered
Utilities	All local providers

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SITE PLAN



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INVESTMENT OVERVIEW

Investment Highlights

- » Proforma - 100% occupied professional office center in Dayton, OH MSA
- » Ideally located just off I-675 on Lyons Road in the highly desirable south Dayton market
- » Close proximity and easy access to/from major highways (I-675 and I-75) and major arterial roads (SR 725, SR 741 and SR 48)
- » Major retailers within close proximity include Whole Foods, Target, Sam’s Club, Walmart, Home Depot, Lowes and Menards
- » Strong demographics with dense population base in affluent Dayton suburb:

2018 DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	60,378	153,253	235,020
HH INCOME	\$87,972	\$89,357	\$87,006
TOTAL EMPLOYEES	49,024	86,080	135,684

