

MIAMI VALLEY CENTER

MEDICAL OFFICE FOR LEASE

6251 MIAMI VALLEY WAY, HUBER HEIGHTS, OHIO



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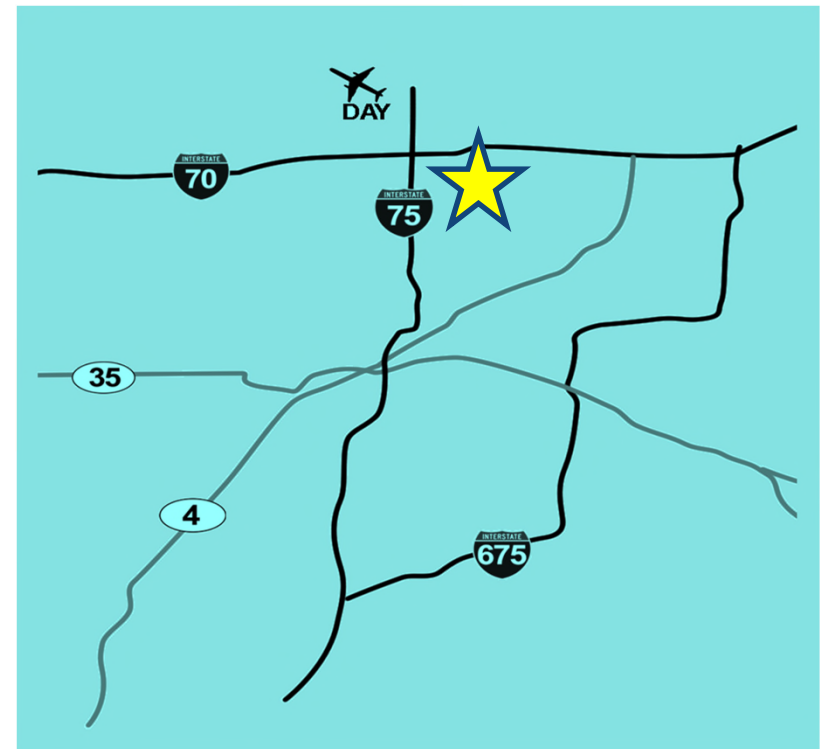


PROPERTY HIGHLIGHTS

MIAMI VALLEY CENTER

MEDICAL OFFICE FOR LEASE
6251 MIAMI VALLEY WAY, HUBER HEIGHTS, OHIO 45424

- CLASS "A" MEDICAL OFFICE BUILDING
- ADJACENT TO THE NEW \$40 MILLION MARIAN MEADOWS REDEVELOPMENT PROJECT-- INCLUDING 192 APARTMENTS, 133 SENIOR APARTMENTS, METRO LIBRARY BRANCH, SENIOR CENTER, CITY GOVERNMENT SPACE, AND A SMALL PARK
- LOCATED ON BRANDT PIKE IN HUBER HEIGHTS (DAYTON)
- FIRST GENERATION SPACE ON THE 2ND FLOOR: UP TO +/- 9,800 SF AVAILABLE (DIVISIBLE TO ANY SIZE)
- ABUNDANT PARKING
- STRONG TENANT MIX OFFERING A VARIETY OF COMPLEMENTARY HEALTHCARE SERVICES
- NEGOTIABLE LEASE RATES
- TURN KEY TENANT IMPROVEMENT FUNDS AVAILABLE



LOCATION



MARIAN MEADOWS PROJECT

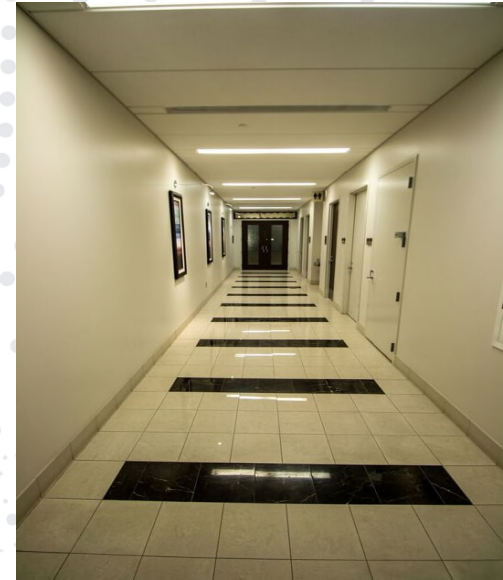


NEW \$40 MILLION MARIAN MEADOWS REDEVELOPMENT PROJECT--INCLUDING 192 APARTMENTS, 133 SENIOR APARTMENTS, METRO LIBRARY BRANCH, SENIOR CENTER, CITY GOVERNMENT SPACE, AND A SMALL PARK

equity | brokerage
www.equity.net

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

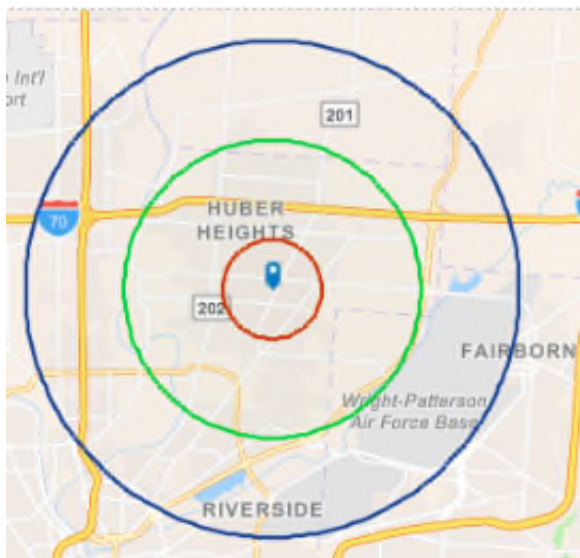
PHOTOS



AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

11,927
Population

2.5
Average
Household Size

38.5
Median Age

\$61,993
Median Household Income

BUSINESS



246

Total Businesses



2,233

Total Employees

EDUCATION



5%

No High School
Diploma



40%

High School
Graduate



37%

Some
College



19%

Bachelor's/Grad/Prof
Degree

INCOME



\$32,204

Per Capita
Income



\$61,993

Median
Household
Income



\$82,038

Average
Household
Income

EMPLOYMENT



57.7

White
Collar %



28.3

Blue
Collar %



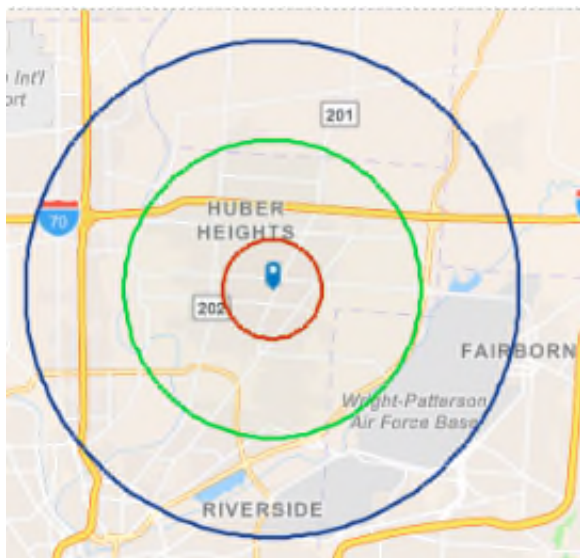
14.0

Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

53,386

Population



2.5

Average
Household Size



40.1

Median Age

\$71,449

Median Household Income

BUSINESS



1,144

Total Businesses



15,628

Total Employees

EDUCATION



6%

No High School
Diploma



30%

High School
Graduate



37%

Some
College



28%

Bachelor's/Grad/Prof
Degree

INCOME



\$37,206

Per Capita
Income



\$71,449

Median
Household
Income



\$92,652

Average
Household
Income

EMPLOYMENT



61.0

White
Collar %



24.8

Blue
Collar %



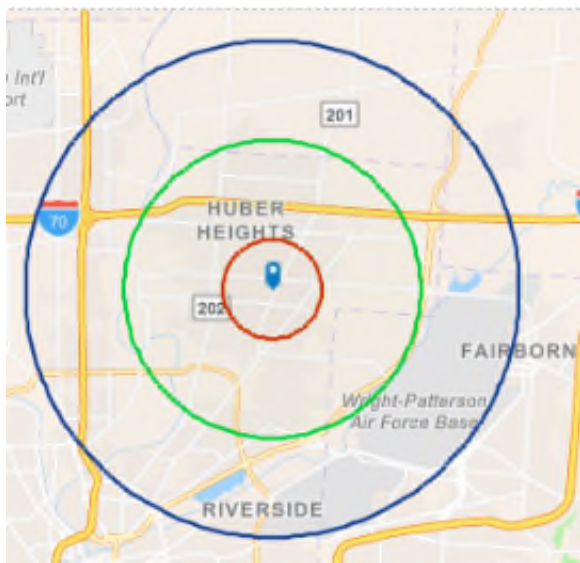
14.1

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

90,644

Population



Average
Household Size



Median Age

\$62,336

Median Household Income

BUSINESS



2,968

Total Businesses



50,127

Total Employees

EDUCATION



7%

No High School
Diploma



32%

High School
Graduate



35%

Some
College



25%

Bachelor's/Grad/Prof
Degree

INCOME



\$34,549

Per Capita
Income



\$62,336

Median
Household
Income



\$84,417

Average
Household
Income

EMPLOYMENT



57.5

White
Collar %



26.2

Blue
Collar %



16.4

Services
%

equity | brokerage

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