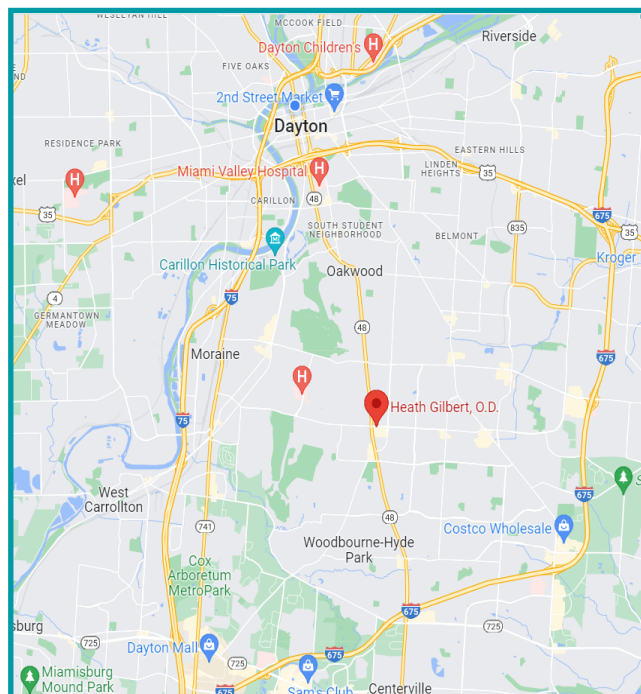




## PROPERTY HIGHLIGHTS

- Freestanding Professional Building
- Located on .2587 acres Parcels # N64 00604 0010
- 3,473 square feet of medical/office use
- Former Dayton Optometric Center
- Building includes attractive front entrance and 14 parking spaces with handicap entrance in back, move-in ready, reception area with waiting room, 2 exam rooms/offices, 1 large office in the front with two desks, a large open frame room area, breakroom; the upper level above offers a loft style large rooms for office/conference room/ or storage - New Roof 2 yrs old!
- Located across from Town and Country Shopping Center off of E Stroop Road or Far Hills Avenue
- Great location for many uses!
- For Sale ~~\$395,000~~ **Reduced to \$289,000**

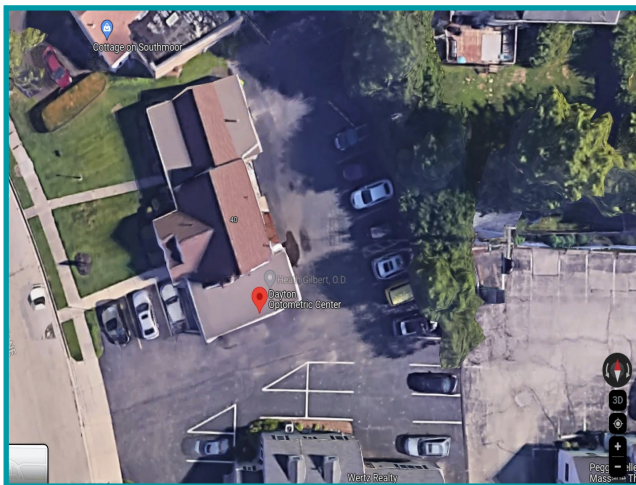
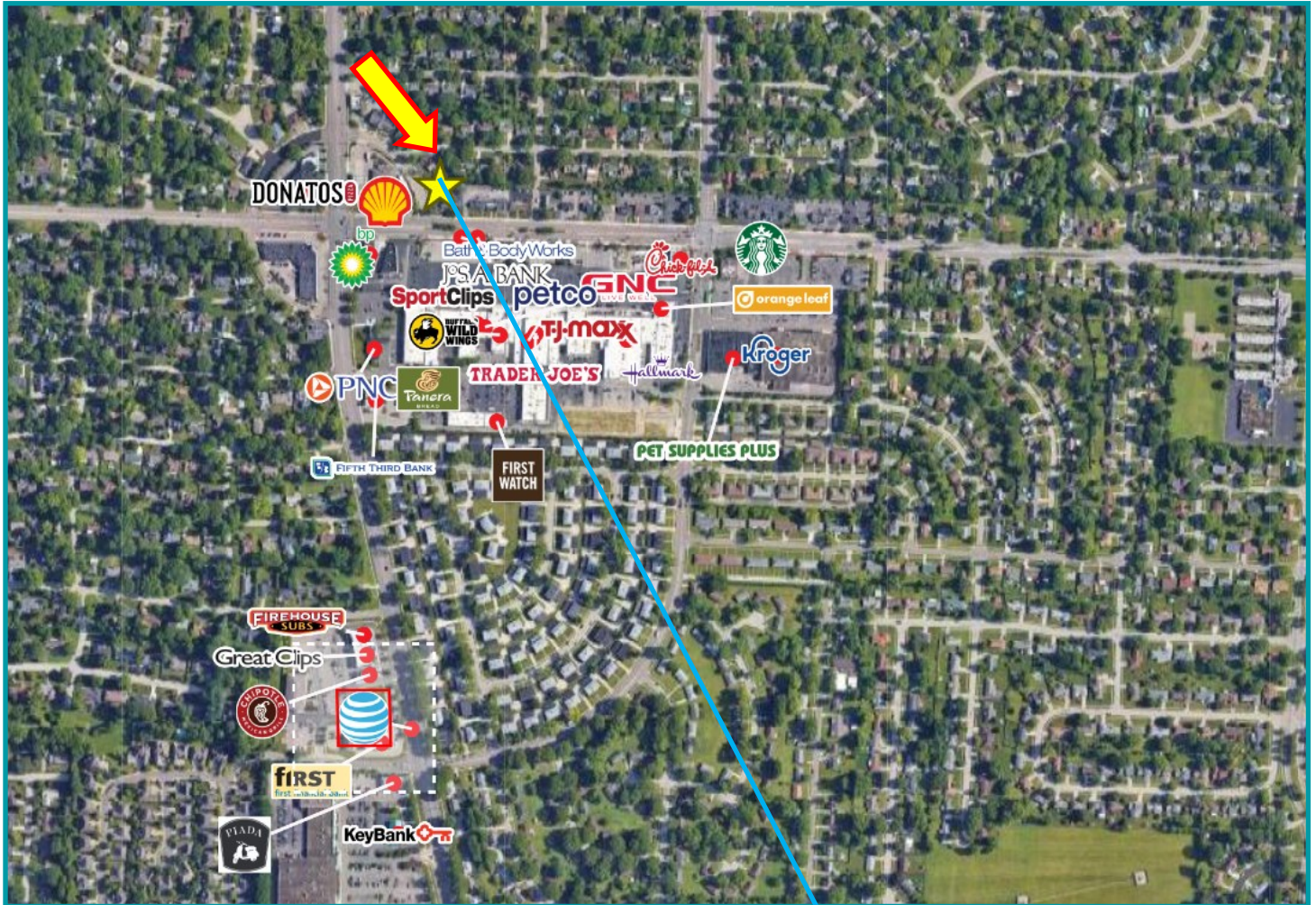


**For More Information, Please Contact:**

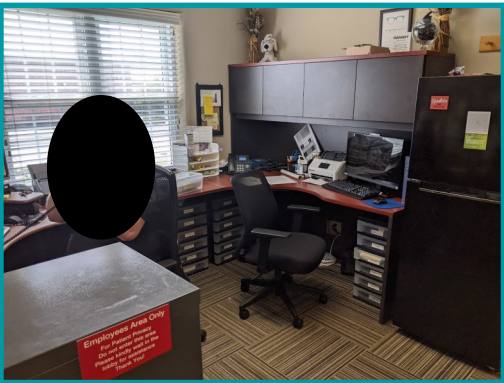
**Tracey Herron | Sr. Vice President  
Leasing & Sales  
Mobile: 937.216.4636  
therron@equity.net**

www.equity.net | 937.291.1179 | 11 West Monument Avenue, Suite 506, Dayton, Ohio 45402

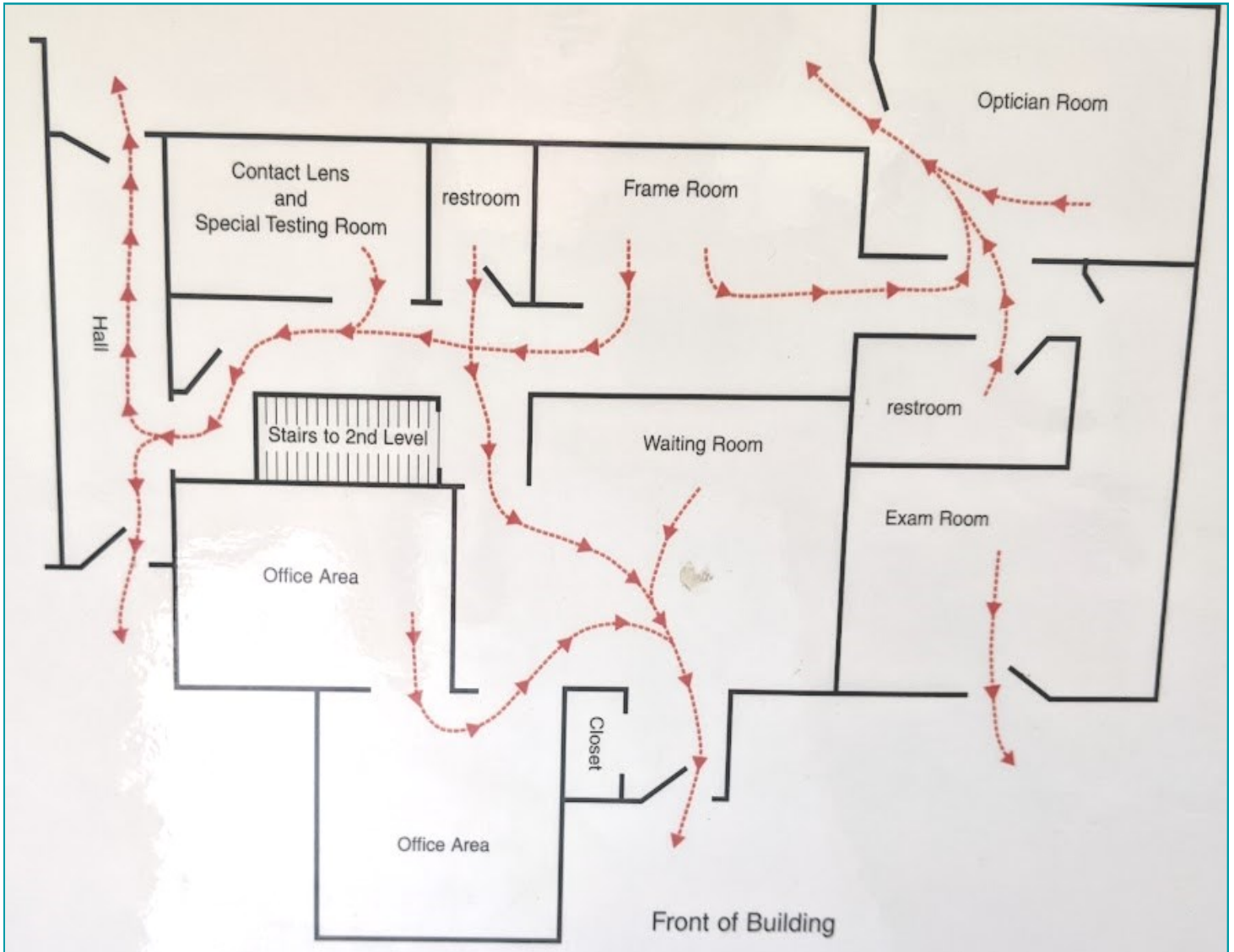
**TRADE AREA MAP / AERIAL MAP**



**Pictures & Floor Plan**



**Floor Plan- Does Not include the 3 big rooms to the left of the Hall (with its own entrance) and the 4 basement rooms with bathroom. The floorplan below is what the optometric used and leased out the other areas of the building.**



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,624	85,198	209,249
Average HH Income	\$116,939	\$114,675	\$102,529
Daytime Population	10,874	58,890	127,941