



# Crest

Commercial Realty

# Office

## FOR LEASE

2213 Arbor Blvd., Moraine, OH 45439

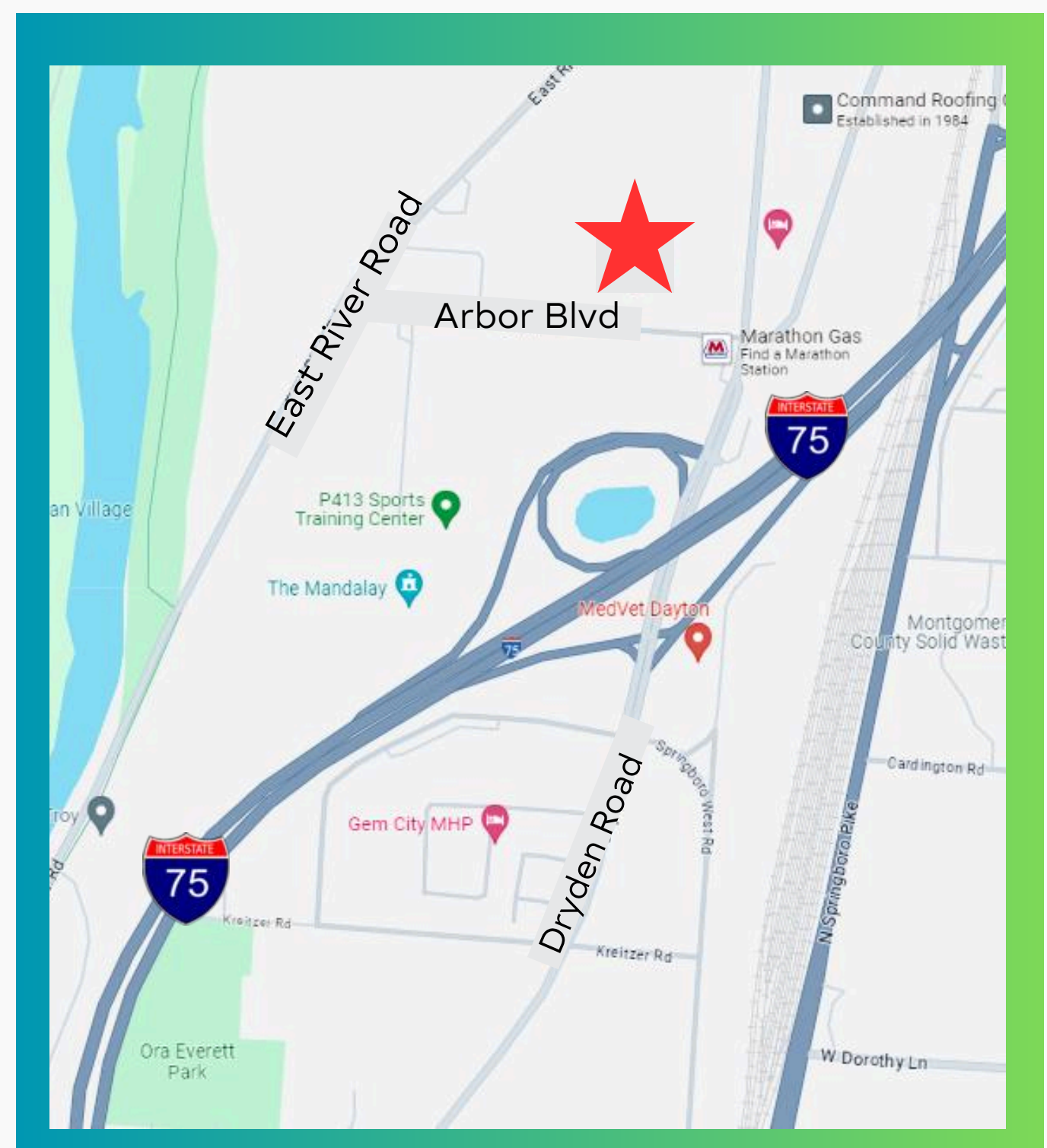


## Property Highlights

- Arbor Office Building Complex is comprised of five (5) single tenant office buildings in Moraine, OH.
- 2213 Arbor is a single-story, brick building with a dedicated, secure entrance.
- Well-maintained building offers 4,400 SF.
- Mix of private offices and flexible work areas.
- Updated kitchen/break room, training/conference room, and private offices with built-in storage.
- Generous light throughout, most offices have access to an exterior patio.
- Quiet neighborhood and plentiful green space.
- Ample parking and easy access.
- Proximity to I-75.
- Lease rate: \$8.00/SF, NNN.

## Tony Taylor

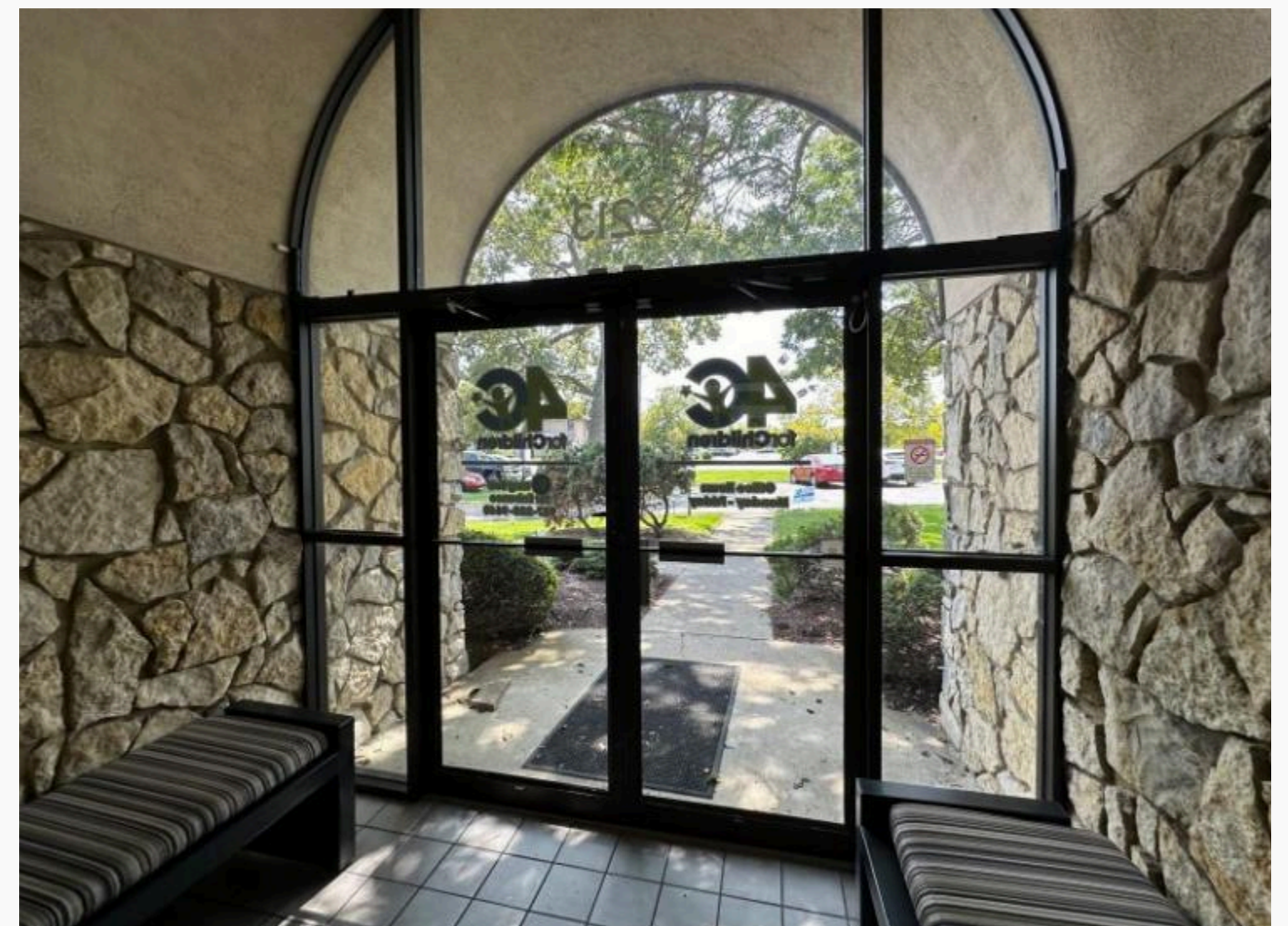
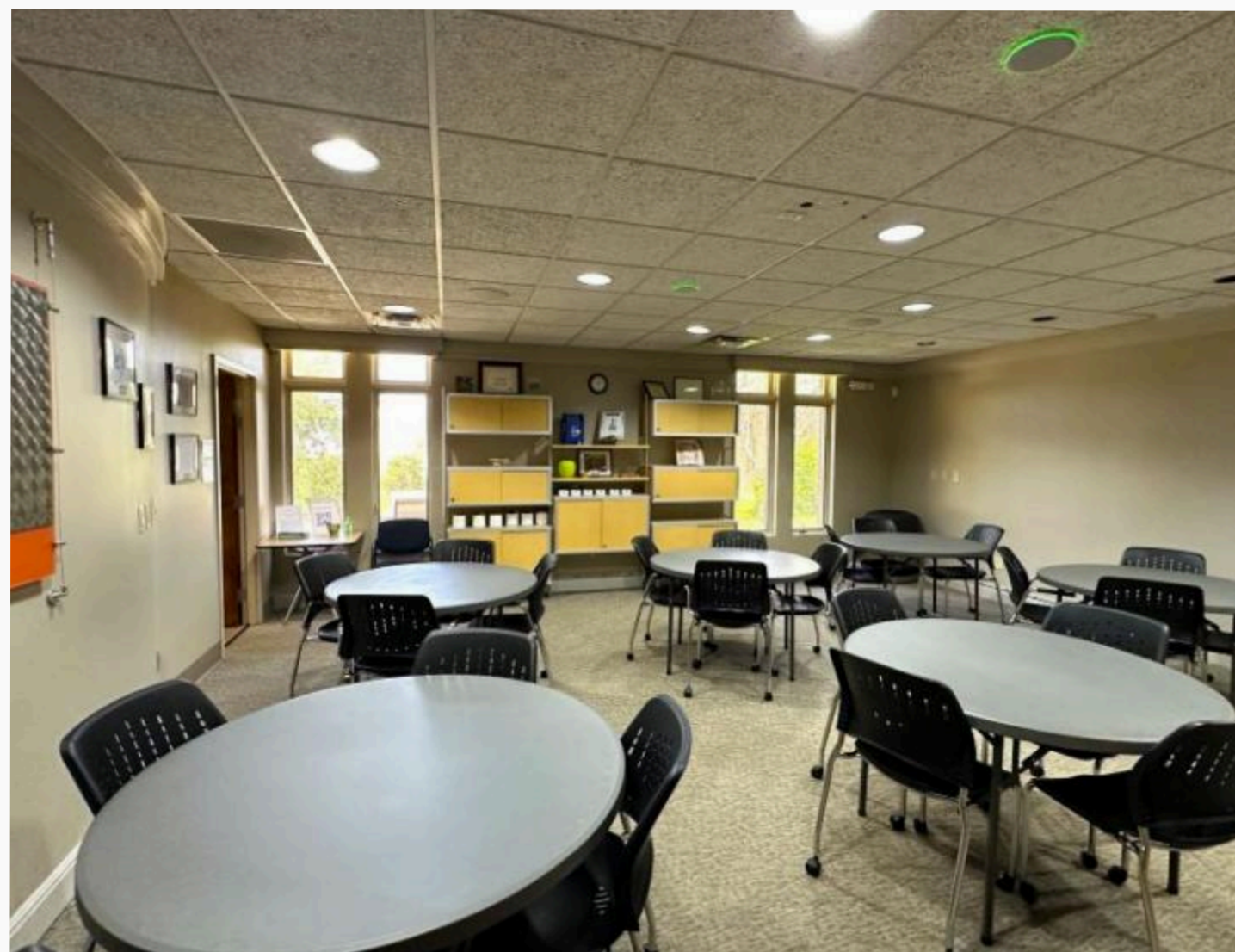
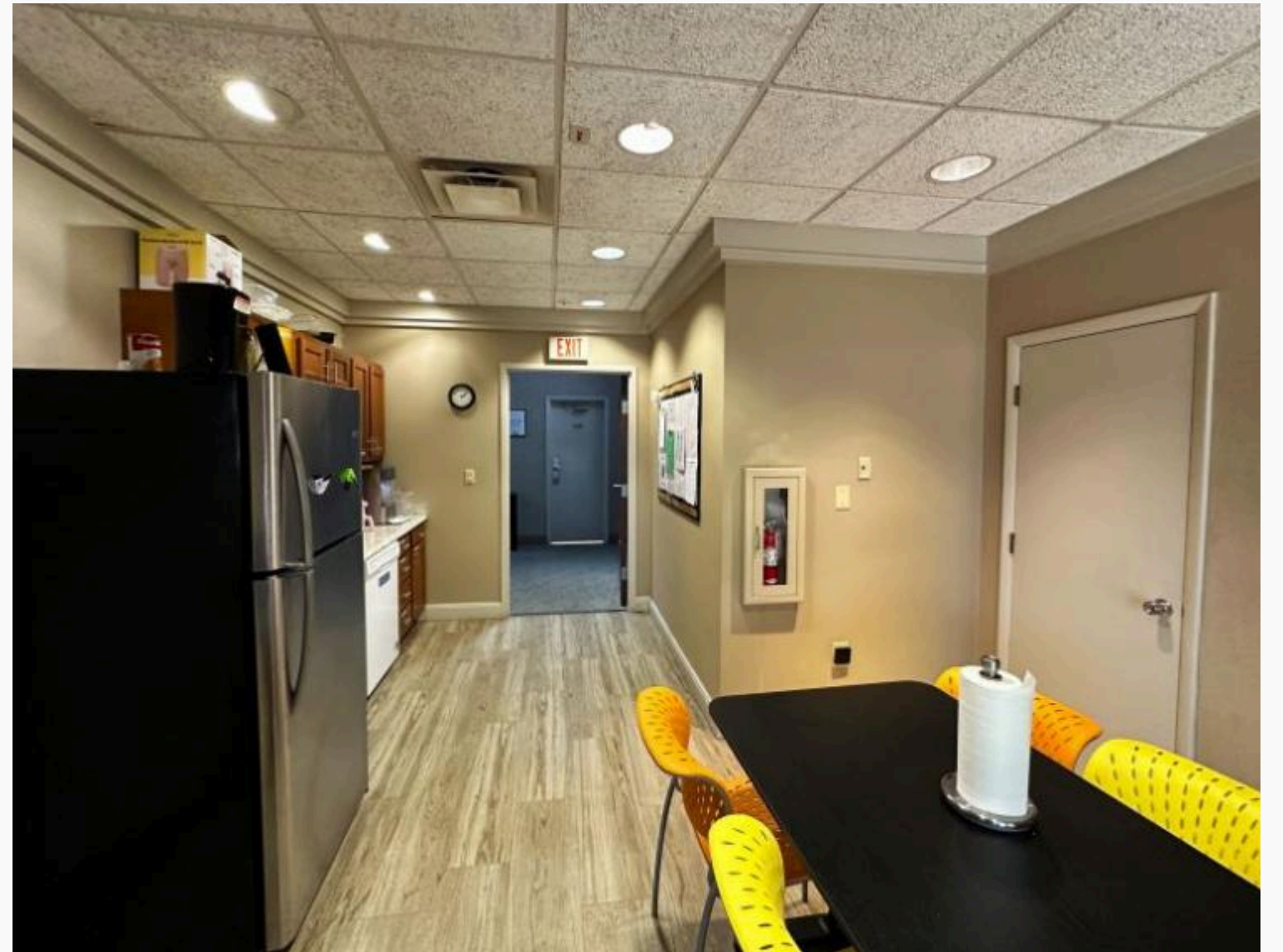
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2213 Arbor Blvd





# Location

2213 Arbor Blvd



## Demographics

|                           | 2 miles  | 5 miles   | 10 miles  |
|---------------------------|----------|-----------|-----------|
| <b>Population</b>         |          |           |           |
| 2023 Population           | 16,727   | 199,209   | 521,096   |
| 2028 Projected Population | 18,856   | 200,746   | 525,437   |
| <b>Household Income</b>   |          |           |           |
| 2022 Projected Population | \$67,161 | \$63,889  | \$76,477  |
| <b>Housing Value</b>      |          |           |           |
| Medium Home Value         | \$90,549 | \$102,835 | \$144,670 |

\*\* Demographics provided by CoStar Group, www.costar.com, 2022 datasetCoStar 2022.

**Traffic - Dryden Rd & Arbor Blvd 10,827 VPD**  
**Traffic - I-75 & Springboro Rd 97,327 VPD**

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