

LEASE DEAL AVAILABLE!

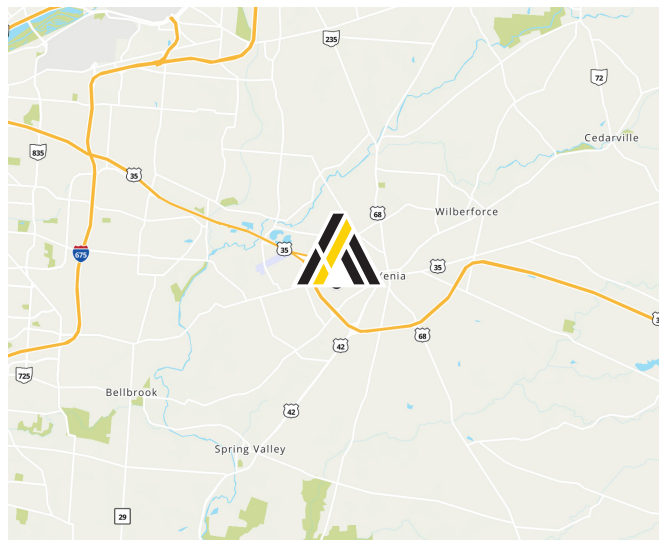

1659 W. 2nd Street

Xenia, Ohio 45385

SALE PRICE:
\$449,500
LEASE RATE:
\$13.00 PSF NNN

Property Highlights

- **Flexible Medical Office Opportunity:** 1,750± SF up to 3,500± SF available, featuring an efficient layout well suited for medical practices, specialty healthcare providers, or other professional office users.
- **Well Designed Layout:** Thoughtfully designed with two waiting rooms, seven plumbed exam rooms, multiple private offices, a lab, nurses station, kitchen, and support areas to accommodate a variety of medical specialties.
- **First 2 years at \$11.00 psf NNN on qualified deals of 5 years or more.**
- **Flexible B-1 Zoning: Zoned B-1 – Convenience Business District:** Allowing a wide variety of medical, healthcare, office, and service-oriented uses.
- **Excellent Parking & Patient Access:** Ample on-site parking with 35 dedicated spaces (approximately 10 spaces per 1,000 SF), providing convenient access for patients, staff, and visitors.
- **High-Visibility Corridor:** Located on W. 2nd Street with exposure to more than 10,200 vehicles per day, offering excellent visibility and signage potential.
- **Prime Location:** Well-positioned in the heart of downtown Xenia with convenient access to surrounding neighborhoods, businesses, and community amenities. And just minutes from the SR-35 interchange, providing quick access throughout Xenia, Beavercreek, Dayton, and the surrounding Greene County market.



Demographics

	1 Mile	3 Mile	5 Mile
Total Population	8,929	26,546	43,657
Total Households	3,706	11,387	17,171


Joe Krug

Senior Associate

937.701.1083

Joe.Krug@ApexCommercialGroup.com

1659 W. 2nd Street

Xenia, Ohio 45385

Photos



ApexCommercialGroup.com

1659 W. 2nd Street

Xenia, Ohio 45385

Floor Plan

