



**FOR SALE** | 7211 N MAIN STREET  
DAYTON, OH 45415

## Property Highlights

- WELL-MAINTAINED OFFICE BUILDING WITH SPACES AVAILABLE FROM 593 SF+/- TO 9,556 SF+/-
- BUILT IN 1985 WITH LOTS OF CONVENIENT PARKING
- EXCELLENT LOCATION FOR MEDICAL OFFICE, PROFESSIONAL OFFICE AND CONSUMER SERVICES
- HIGHLY VISIBLE PROPERTY WITH APPROXIMATELY 20,000 CARS PER DAY
- CONVENIENT TO ENGLEWOOD AND I-70
- POPULATION WITHIN FIVE MILES IS 130,000 PLUS AN ADDITIONAL 56,000 DAYTIME EMPLOYEES
- LOCATED IN HARRISON TOWNSHIP, NO INCOME TAX
- CONTEMPORARY BUILDING DESIGN WITH TONS OF NATURAL LIGHT
- IDEAL FOR: GOVERNMENT OFFICE, MEDICAL OFFICE, MEDICAL LABORATORY, MEDICAL IMAGING, DAYCARE CENTER (ADULT OR CHILD), INSTRUCTIONAL CENTER, MEDICAL MASSAGE, SALON OR DAY SPA, PERSONAL CARE SERVICES, PROFESSIONAL OFFICE (ACCOUNTANT, FINANCIAL PLANNER, ATTORNEY, INSURANCE, TAX SERVICES, REAL ESTATE)

Lease Rate: \$12 SF - \$14 SF Modified Gross





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2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	19,102	129,483	383,844
HOUSEHOLDS	8,419	56,102	161,056
HH INCOME	\$72,049	\$64,309	\$69,732

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