



1659 W. 2nd Street

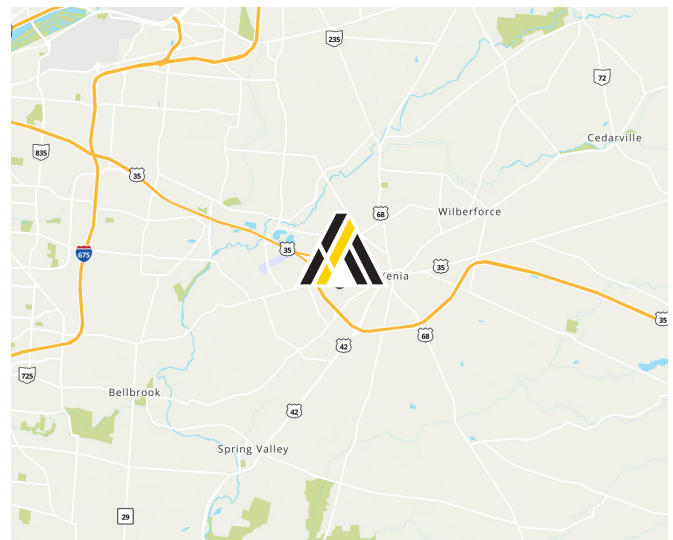
Xenia, Ohio 45385

SALE PRICE:
\$449,500

LEASE RATE:
\$13.00 PSF NNN

Property Highlights

- **3,500± SF Medical Office Space:** Featuring a functional layout designed to support a variety of healthcare and professional office users.
- **Well Designed Layout:** Includes two waiting rooms, multiple large offices, 7 plumbed exam rooms, a lab room, a nurses station, and a kitchen.
- **Ample On-Site Parking:** Excellent parking ratio with 35 on-site spaces, providing approximately 10 spaces per 1,000 SF to accommodate staff and patients.
- **Prime Downtown Xenia Location:** Strategically positioned in downtown Xenia with convenient access to local amenities, businesses, and residential neighborhoods.
- **Zoned B-1 - Convenience Business District:** Provides for a range of convenience goods and services to serve the day-to-day needs of those living in the City and surrounding region.
- **Strong Traffic Visibility:** Highly visible location along W. 2nd Street with exposure to more than 10,200 vehicles per day, enhancing business presence and accessibility.
- **Convenient Access to SR-35:** Located approximately 5 minutes from the SR-35 interchange.



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

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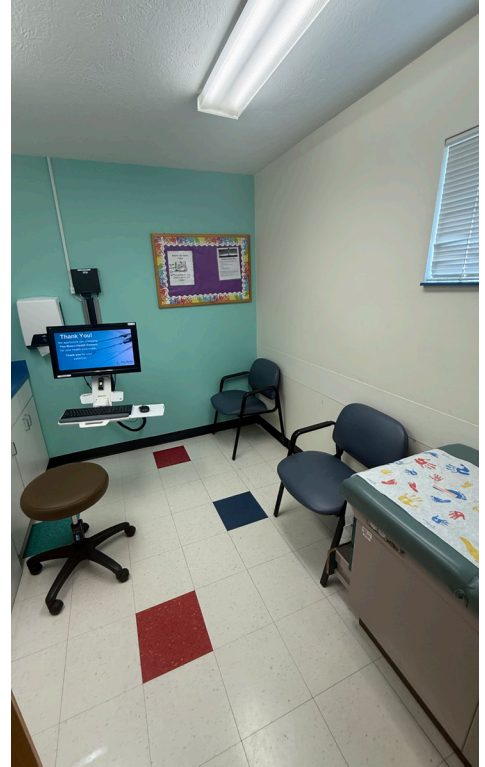
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Photos

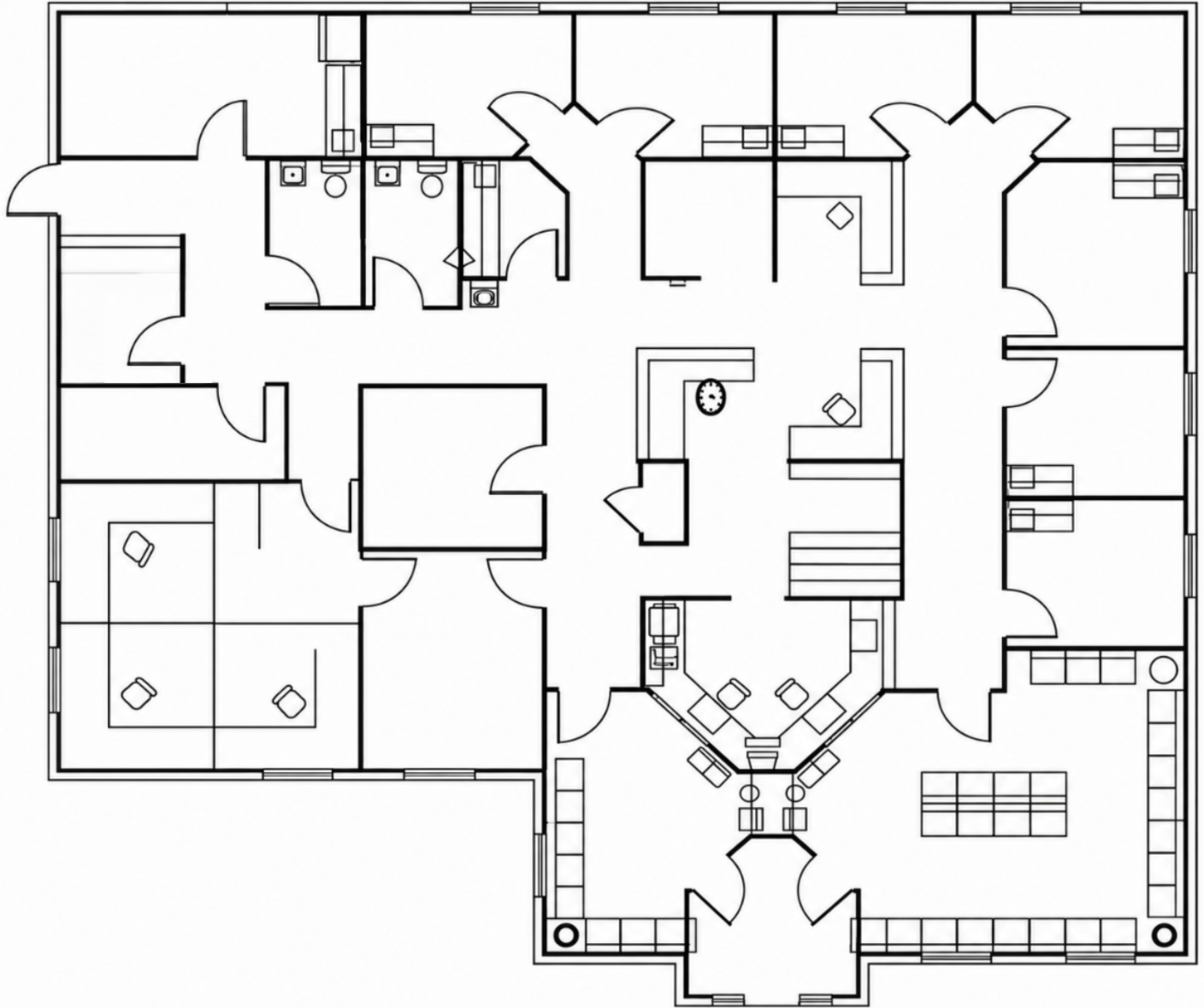


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Floor Plan



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