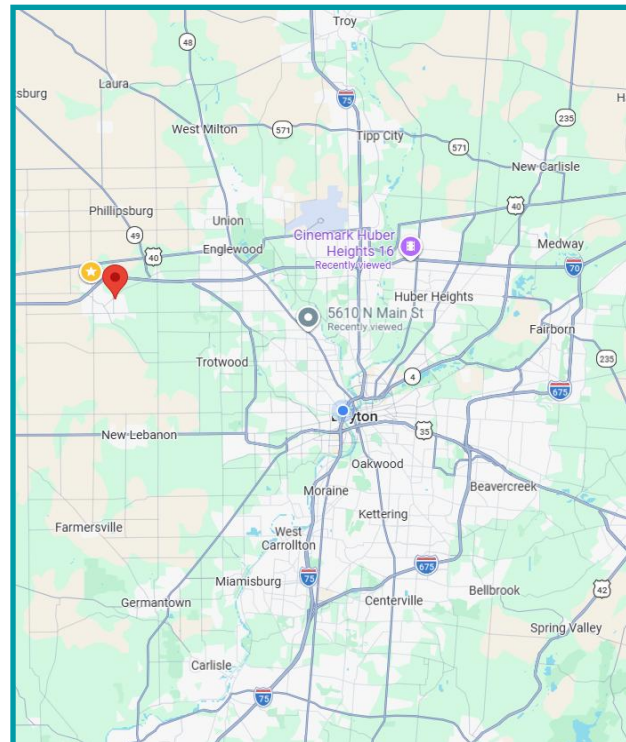




PROPERTY HIGHLIGHTS:

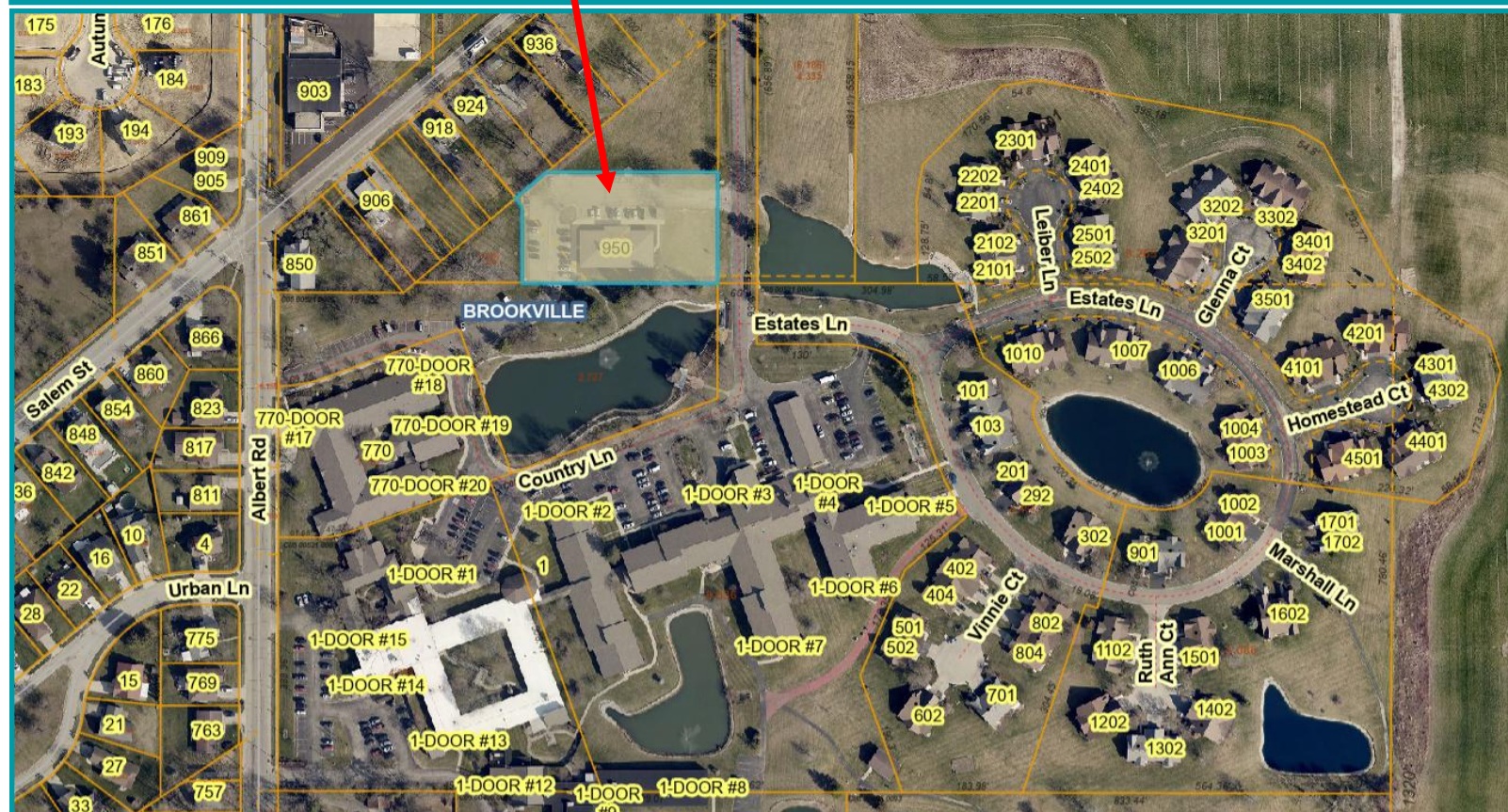
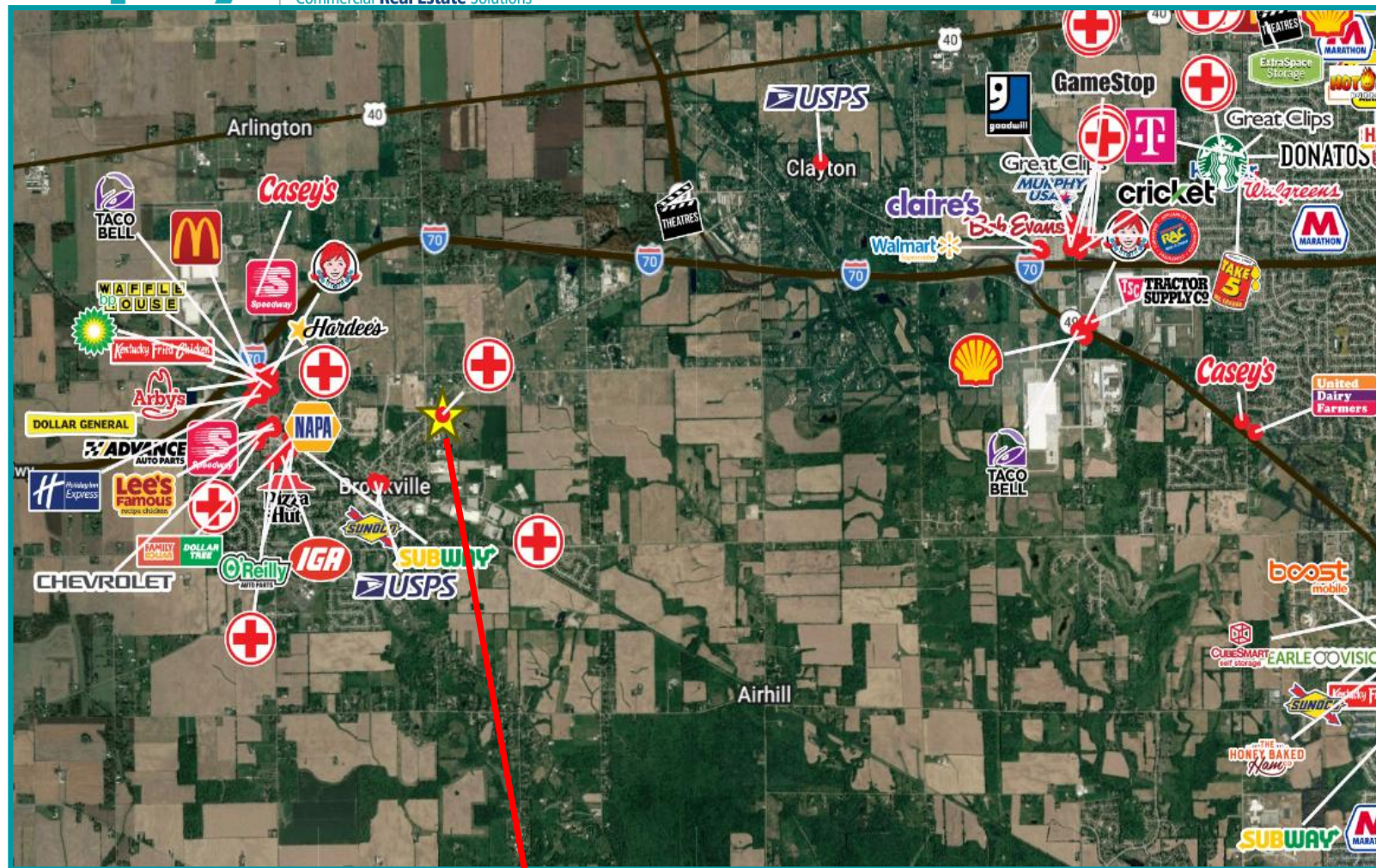
- **5,448 SF Freestanding Modern “Turnkey” Healthcare Medical/Office Facility – Includes FF&E!**
- **Versatile Space:** Medical office space with an existing clinical layout, which includes 13 exam rooms, plumbing, lab areas, and general layout in place, easy plug-and-play configuration
- **High Traffic Area:** Located within the Brookhaven Retirement Community Senior Living Campus in Brookville
- **New Construction:** As of summer of 2026, Brookhaven is currently under construction with 80 new community base cottages plus 26 new two-bedroom Brownstone Apartments adding 122 new residents totaling 540 **residents** plus an **estimated daily on-site population of approximately 722 people**, including residents, staff, and visitors
- **Easy Access:** Located approximately **1 mile from Interstate 70** providing convenient access from Brookville, Clayton, Englewood, Union, and other surrounding cities offering a major corridor with over 45,440+ vehicles per day
- **Prime Healthcare Hub:** Ideal location for medical, dental, therapy, pediatric, and specialty practices looking to establish a regional healthcare destination
- **For Lease:** \$18.00 NNN includes FF&E. Tenant Improvement Allowance available- call for details



For More Information, Please Contact:

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

Rebekah Dean | Advisor
Mobile: 937.470.8047
rdean@equity.net



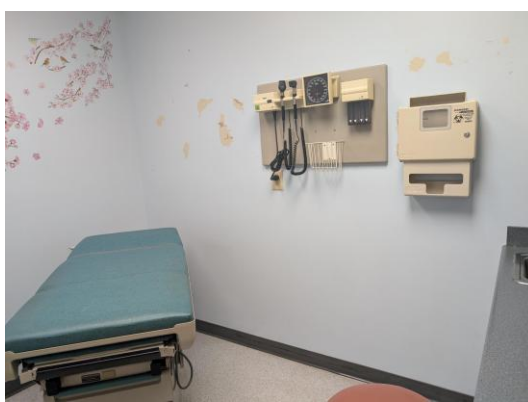




Prominent
Monument Signage
at Both Entrances for
Maximum Visibility
includes the name of
the practice and
physicians

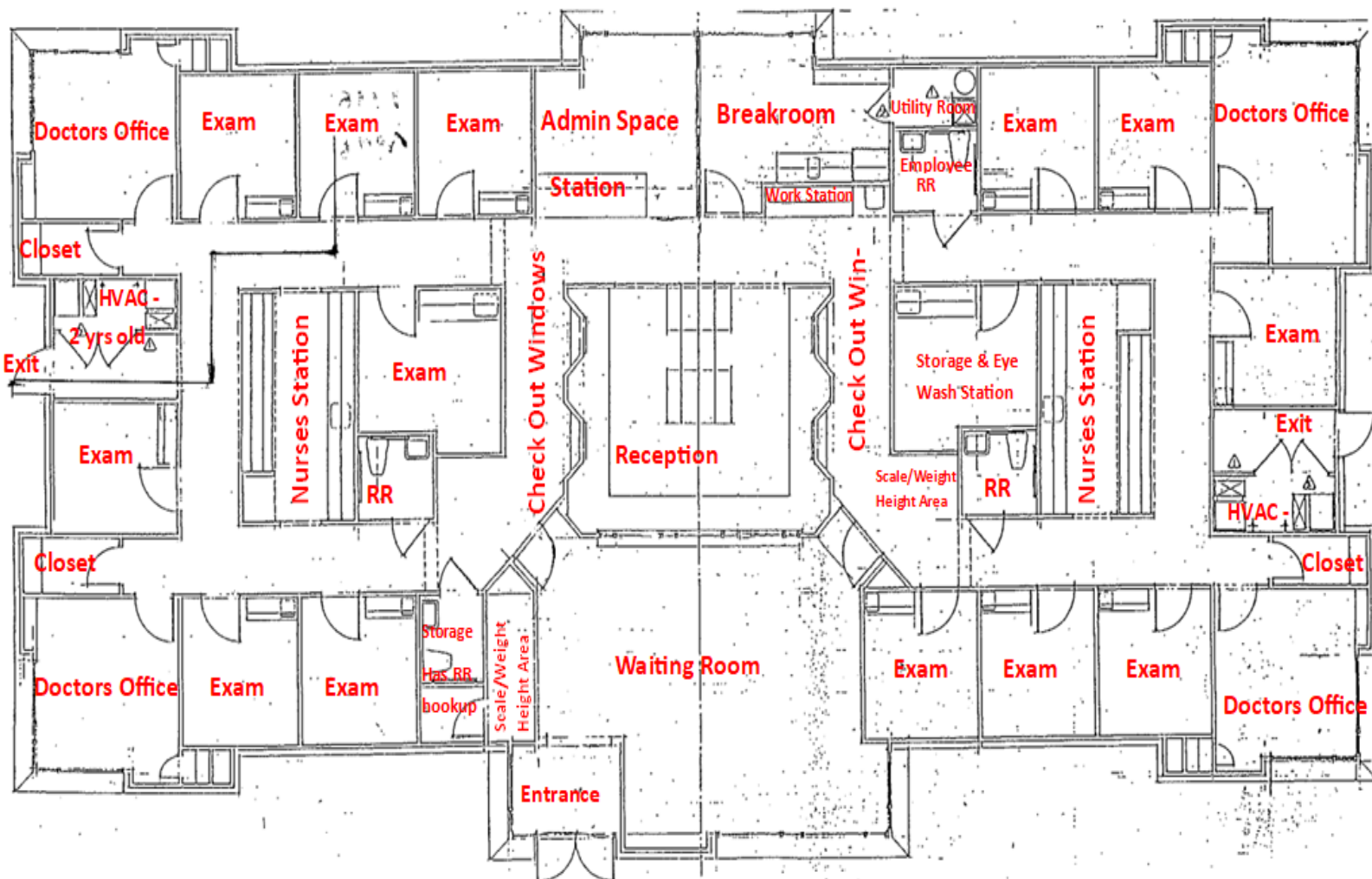


Interior Photos





Floor Plan Drawing



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,522	9,151	17,895
Average HH Income	\$92,034	\$111,836	\$117,709
Daytime Employee Population	16,333	3,522	7,385