



- 4,537 of the 4,945 sq. ft. Commercial Building available Zoned C
- **3,266 sq. ft. Space Available** for Lease: \$9.00 PSF plus \$0.97NN

Miamisburg Gem: Modern & Chic Farmhouse Commercial Building For Lease

~1,623 sq ft Main floor: One large area which steps up half a floor to another sizable room. Features include: Keypad entry, Built-in surround sound, fresh paint throughout, Security cameras, Galvanized panel accent wall, new mixed lighting, new handrails, and one bathroom

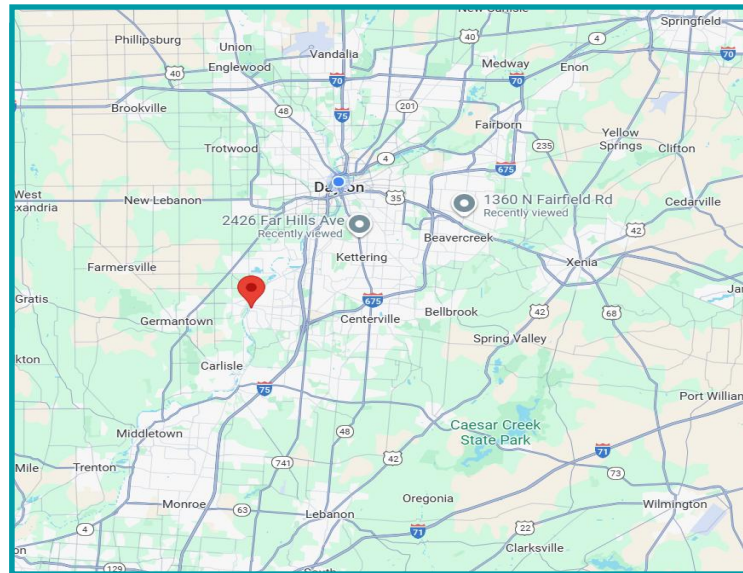
~1,643 sq ft Second floor: Spacious office/retail space which includes a large, elevated storage area. Gorgeous new hardwood flooring and fresh paint. Utility sink (or 2 washer hookups) and 2 dryer hookups available

~1,271 sq ft Basement Available: Separate entry, one large space, complete with 2 utility sinks and 1 bathroom. \$600.00 gross rent

- Come join co-tenant: The Medicare Connection

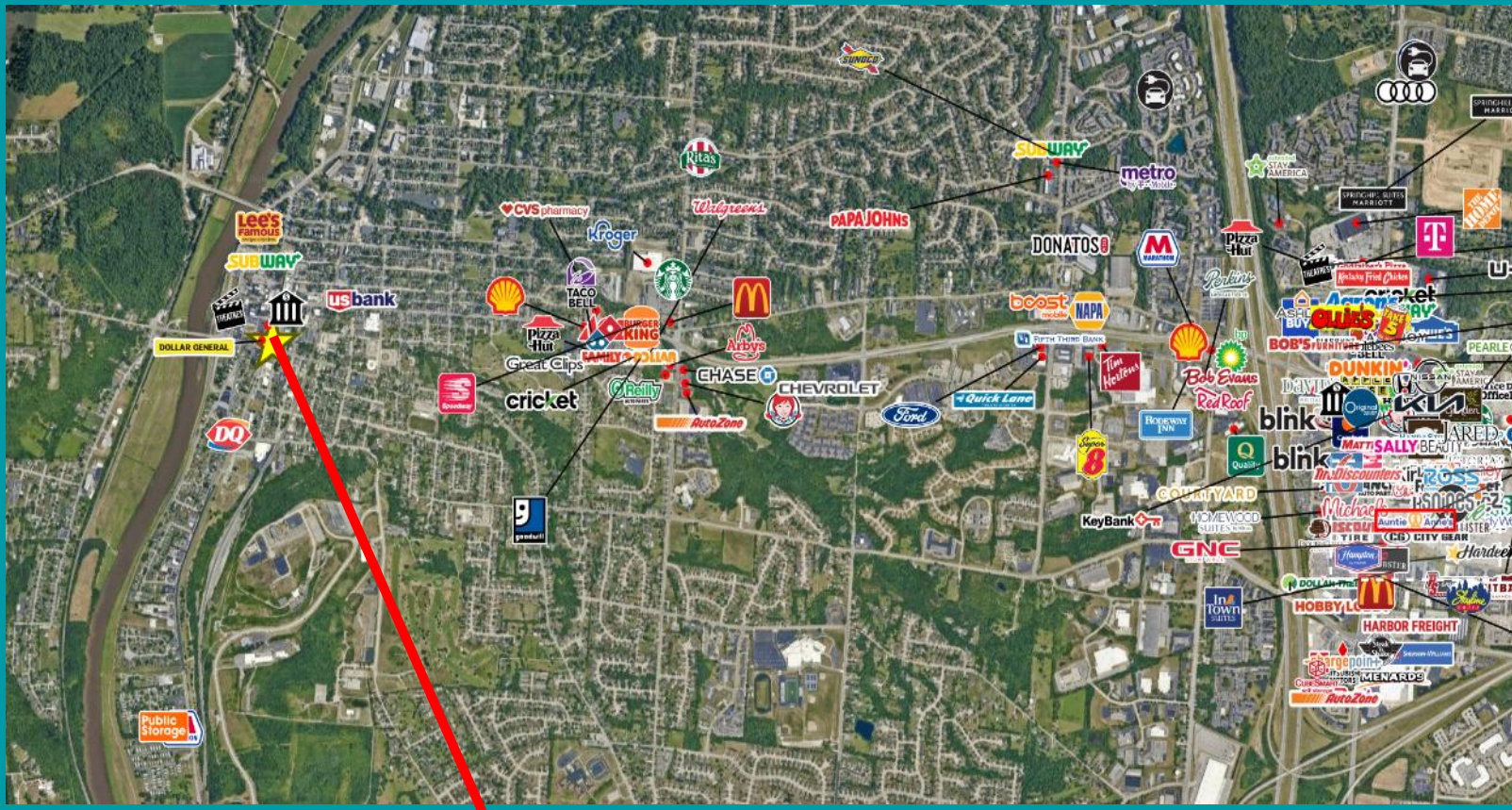
Key Features:

- Turn-key commercial property
- Located within a DORA in vibrant Miamisburg
- Prime location at the busy intersection of S 1st St & E Linden Ave within the Heart of downtown Miamisburg's business district with HIGH FOOT TRAFFIC
- 12 shared parking spaces plus excellent on-street parking
- For Lease - Negotiable



**For More Information,
Please Contact:**

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,674	30,411	86,298
Average HH Income	\$106,017	\$109,925	\$107,718
Daytime Employee Population	2,545	12,934	40,462

Main Floor:



Second Floor:



Basement:



Effective on 5/5/23, Miamisburg's DORA will be 7 days a week, 11:00am-11:00pm

So, what is a DORA?

DORA stands for Designated Outdoor Refreshment Area. This is a specific area, spanning several streets, where patrons can purchase alcoholic beverages from participating businesses and then take those drinks outside to enjoy. With a DORA beverage, you can explore Miamisburg, its retail establishments, or enjoy your evening in Riverfront Park. See the map below for the designated area in Miamisburg.

