

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

PROFESSIONAL  
REALTY



COMMERCIAL DIVISION<sup>SM</sup>

# 5214 North Dixie Drive

Vandalia, OH 45377

Exclusively Represented By:

**Greg Wimberly**

Sales Associate

937 979 0207

[gregory.wimberly2385@gmail.com](mailto:gregory.wimberly2385@gmail.com)

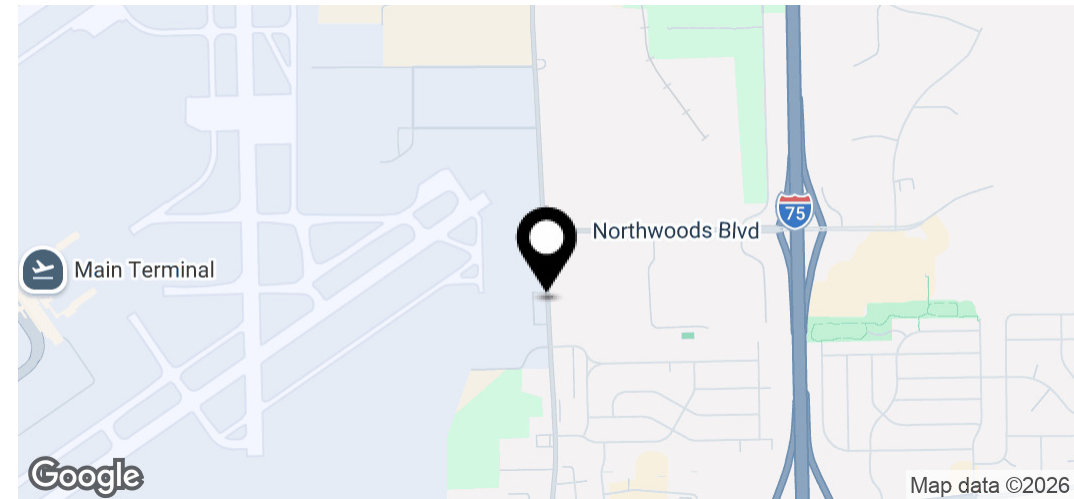
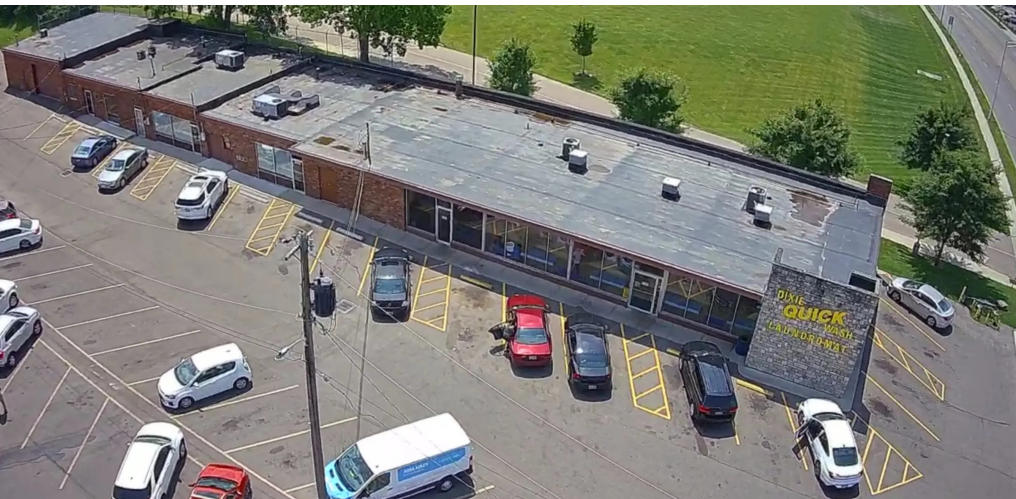
OFFICE SPACE FOR LEASE

# 5214 North Dixie Drive

Vandalia, OH 45377

FOR LEASE

Executive Summary



## Offering Summary

|               |                |
|---------------|----------------|
| Lease Rate    | \$8 - 9 SF/yr  |
| Lease Type    | NNN            |
| RSF Available | 557 - 2,250 SF |
| Site Size     | 3 Acres        |
| Year Built    | 1963           |
| # of Floors   | 1              |

## Property Overview

Position your business in this flexible commercial property offering multiple office and warehouse leasing opportunities behind Dixie Quick Wash Laundromat. The building is currently available as four separate suites, allowing tenants to lease the space that best fits their needs or combine suites for additional square footage. Suite 5212 offers 2,250 square feet of office and warehouse space, including an air-conditioned office, kitchenette, private restroom, and attached garage, making it ideal for contractors, service businesses, or light industrial users. Suite 5214 features 1,073 square feet of office space with a full kitchen, additional kitchenette, and full bathroom with shower, providing a comfortable and functional work environment. Suite 5214A consists of 557 square feet with three private offices and a restroom, while Suite 5214B offers 855 square feet of open office space with a private restroom. Suites 5214, 5214A, and 5214B each have access to a shared 450-square-foot conference room, which may be leased with any of those suites for an additional \$300 per month. Lease rates start at just \$8.00 per square foot annually for the office suites and \$9.00 per square foot annually for the office/warehouse space. The property offers affordable, flexible space suitable for professional offices, medical or service providers, contractors, administrative operations, or growing businesses seeking quality commercial space. The initial lease term is three years with annual rent increases of 3%.

### Greg Wimberly

Sales Associate  
937 979 0207  
gregory.wimberly2385@gmail.com

### Berkshire Hathaway HomeServices Professional Realty

2496 Commons Blvd.  
Beavercreek, OH 45431  
937.426.7070  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | PROFESSIONAL  
HOME SERVICES | REALTY

 **COMMERCIAL DIVISION™**

# 5214 North Dixie Drive

Vandalia, OH 45377

FOR LEASE

Lease Spaces

## Lease Information

|              |                |             |                 |
|--------------|----------------|-------------|-----------------|
| Lease Type:  | NNN            | Lease Term: | Negotiable      |
| Total Space: | 557 - 2,250 SF | Lease Rate: | \$8 - \$9 SF/yr |

## Available Spaces

| Suite             | Tenant    | Size (SF) | Lease Type | Lease Rate   | Description  |
|-------------------|-----------|-----------|------------|--------------|--|
| 5212 N. Dixie Dr. | Available | 2,250 SF  | NNN        | \$9.00 SF/yr | 5212 comes with an office, kitchenette, restroom plus garage at 2250 square feet total. Asking \$9.00 a sq.ft, \$1,687.50, \$20,250 a year. Office is Air Conditioned. |
| 5214 N Dixie Dr   | Available | 1,073 SF  | NNN        | \$8.00 SF/yr | 5214 is an office with a full kitchen, kitchenette, and the full bathroom (with shower). It is 1073 square feet. Asking \$8 a sq ft, \$715 a month, \$8,580 a year.    |
| 5214 N Dixie Dr   | Available | 557 SF    | NNN        | \$8.00 SF/yr | 5214A offers three office rooms with a restroom. It is connected to the conference room. It is 557 square feet. Asking \$8 a sq ft, \$371 a month, \$4452 a year.      |
| 5214 N Dixie Dr   | Available | 855 SF    | NNN        | \$8.00 SF/yr | 5214B is an open office with a restroom. It is connected to the conference room. It is 855 square feet. Asking \$8 a sq ft, \$570 a month, \$6,840 a year.             |

**Greg Wimberly**

Sales Associate

937 979 0207

gregory.wimberly2385@gmail.com

**Berkshire Hathaway HomeServices  
Professional Realty**

2496 Commons Blvd.  
Beavercreek, OH 45431

937.426.7070

[View Website](#)

**BERKSHIRE  
HATHAWAY** | PROFESSIONAL  
HOME SERVICES REALTY

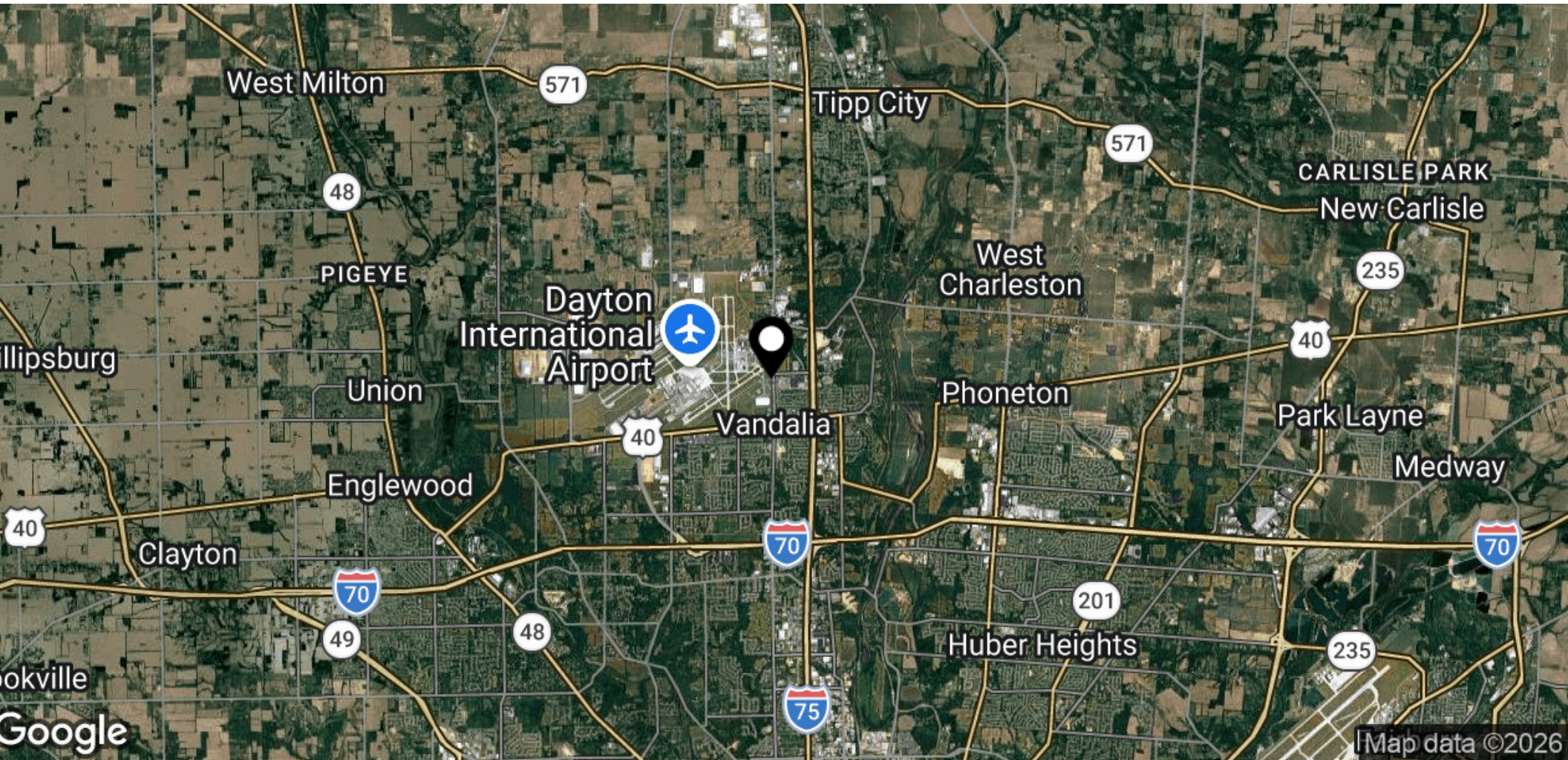
 **COMMERCIAL DIVISION™**

# 5214 North Dixie Drive

Vandalia, OH 45377

FOR LEASE

Location Map



Greg Wimberly  
Sales Associate  
937 979 0207  
gregory.wimberly2385@gmail.com

**Berkshire Hathaway HomeServices  
Professional Realty**  
2496 Commons Blvd.  
Beavercreek, OH 45431  
937.426.7070  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | PROFESSIONAL  
REALTY

 **COMMERCIAL DIVISION™**

# 5214 North Dixie Drive

Vandalia, OH 45377

FOR LEASE

Additional Photos



**Greg Wimberly**  
Sales Associate  
937 979 0207  
gregory.wimberly2385@gmail.com

**Berkshire Hathaway HomeServices  
Professional Realty**  
2496 Commons Blvd.  
Beavercreek, OH 45431  
937.426.7070  
[View Website](#)

**BERKSHIRE  
HATHAWAY** | PROFESSIONAL  
HOME SERVICES | REALTY

 **COMMERCIAL DIVISION™**

# 5214 North Dixie Drive

Vandalia, OH 45377

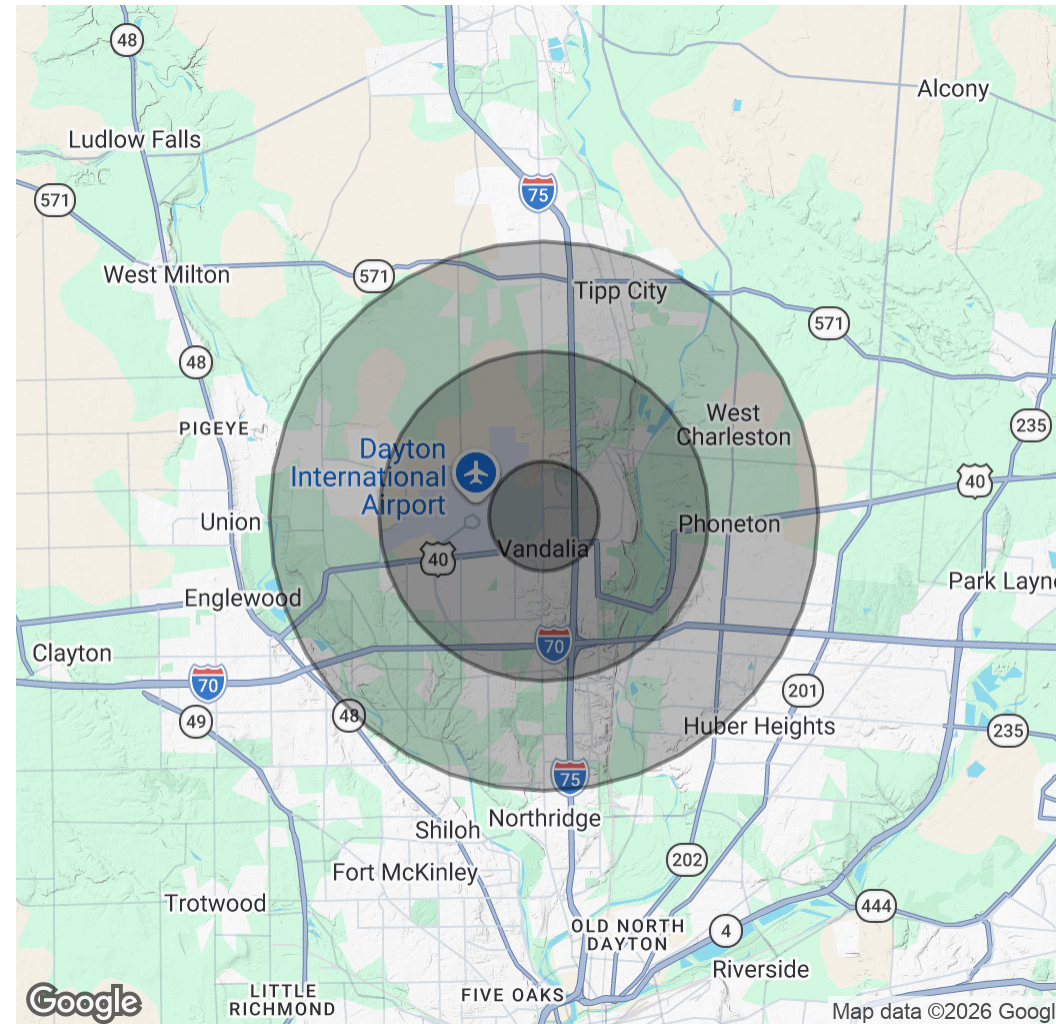
FOR LEASE

Demographics Map & Report

| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 3,095  | 19,905  | 57,663  |
| Average Age          | 37     | 41.6    | 43.5    |
| Average Age (Male)   | 35.8   | 41.2    | 41.5    |
| Average Age (Female) | 41.5   | 42.6    | 45.7    |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,457     | 8,562     | 24,835    |
| # of Persons per HH | 2.1       | 2.3       | 2.3       |
| Average HH Income   | \$82,758  | \$102,998 | \$98,552  |
| Average House Value | \$163,894 | \$229,709 | \$223,733 |

2023 American Community Survey (ACS)



**Greg Wimberly**  
 Sales Associate  
 937 979 0207  
 gregory.wimberly2385@gmail.com

**Berkshire Hathaway HomeServices  
 Professional Realty**  
 2496 Commons Blvd.  
 Beavercreek, OH 45431  
 937.426.7070  
[View Website](#)

**BERKSHIRE  
 HATHAWAY** | PROFESSIONAL  
 HOME SERVICES | REALTY  
 **COMMERCIAL DIVISION™**

# 5214 North Dixie Drive

Vandalia, OH 45377

FOR LEASE

Advisor Bio 1



Greg Wimberly

Sales Associate

gregory.wimberly2385@gmail.com

Direct: **937.979.0207** | Cell: **937.979.0207**

Berkshire Hathaway HomeServices  
Professional Realty  
2496 Commons Blvd.  
Beavercreek, OH 45431  
937.426.7070

Greg Wimberly

Sales Associate

937 979 0207

gregory.wimberly2385@gmail.com

Berkshire Hathaway HomeServices  
Professional Realty

2496 Commons Blvd.  
Beavercreek, OH 45431

937.426.7070

[View Website](#)

**BERKSHIRE  
HATHAWAY** | PROFESSIONAL  
REALTY

 **COMMERCIAL DIVISION™**