



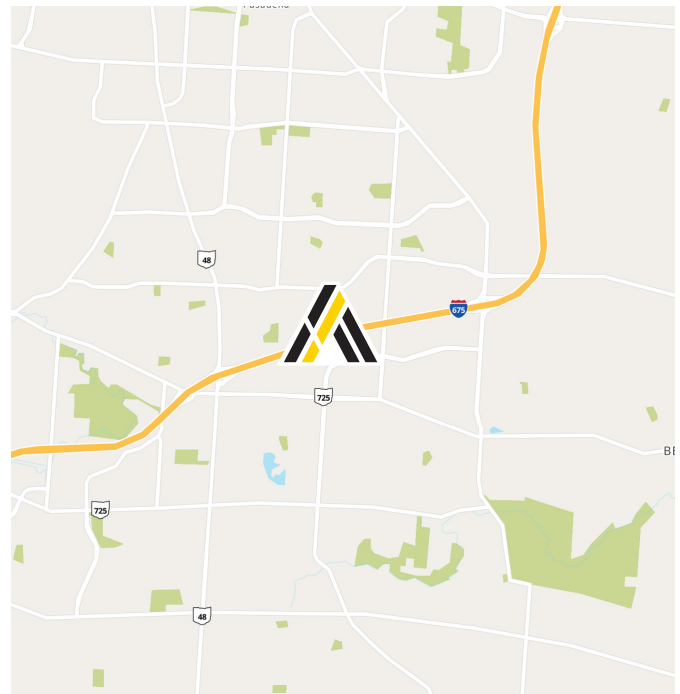
6635 Centerville Business Parkway

Dayton, Ohio 45459

ASKING PRICE:
CONTACT AGENT

Property Highlights

- 4,200± SF up to 7,000± SF Available on 0.98± acres
- **Flexible Use Options:** Ideal for warehouse, traditional office, or medical office users seeking adaptable space layouts.
- **Zoned O-PD - Office Planned Development:** Allows a wide range of professional uses including medical and dental offices, professional and administrative offices, educational or training facilities, daycare centers, financial services, and other service-oriented businesses.
- **Owner Flexibility:** Ownership is open to sharing up to 3,000± SF of office area, offering customizable space solutions based on tenant needs.
- **Functional Warehouse Component:** Equipped with four (4) drive-in doors (10' x 12') with 12' clear ceiling height, allowing efficient access for storage, distribution, or service operations.
- **ADA-Compliant Restroom with Shower:** Well-suited for medical, service, fitness, or employee-focused uses requiring enhanced accessibility and convenience.
- **Strong Medical Office Hub:** Located within a corridor heavily surrounded by medical office users.
- **Convenient, Accessible Location:** Positioned in a high-traffic commercial area with excellent visibility and easy access to nearby services, retail, and major roadways.



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Demographics

	1 Mile	3 Mile	5 Mile
Total Population	9,910	61,348	164,319
Total Households	4,968	27,144	72,150

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Pictures

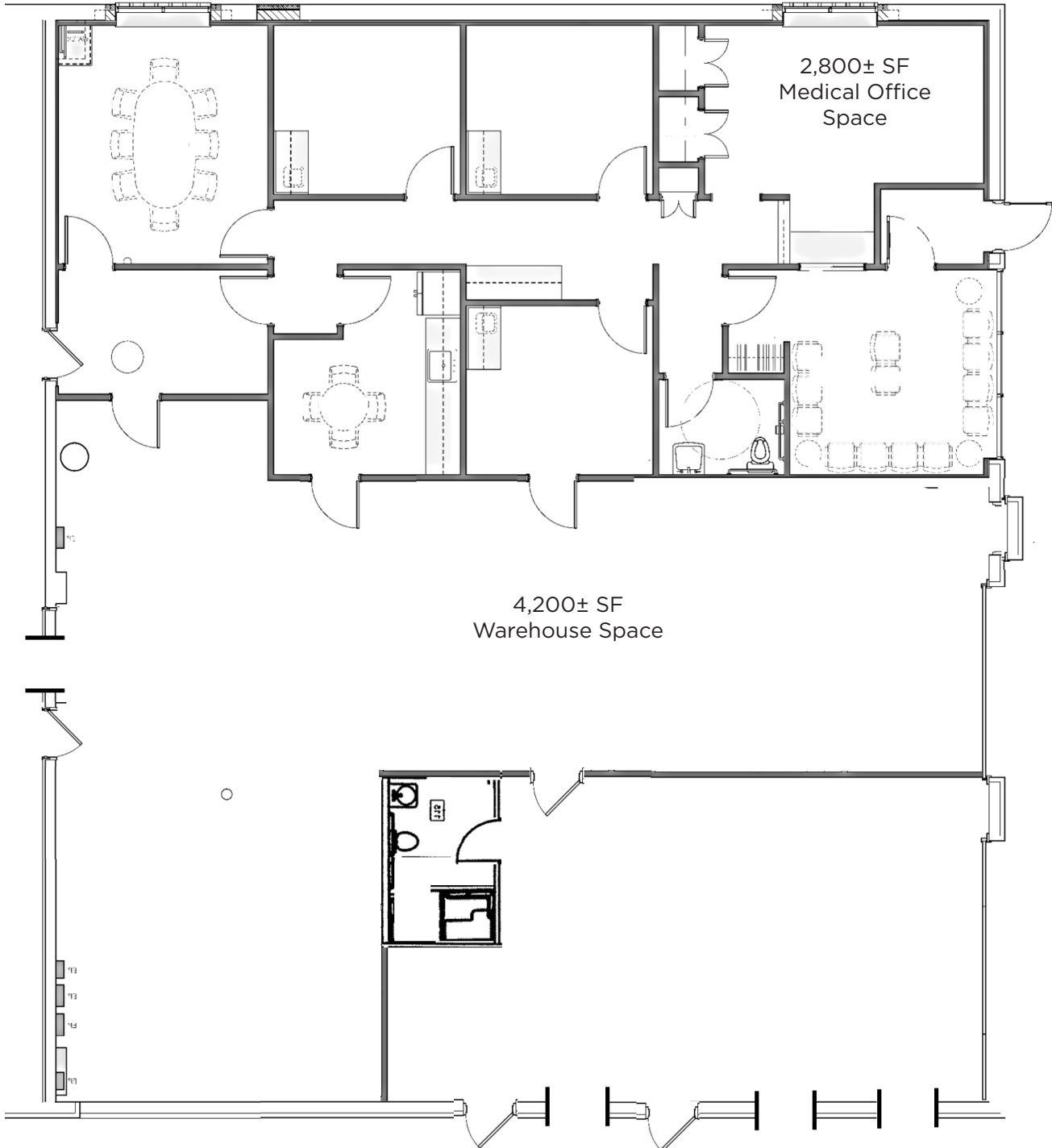


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Floor Plan



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