



# LAKEVIEW CROSSING

5020 Philadelphia Dr, Dayton, OH 45415



## PROPERTY DESCRIPTION

KW Commercial offers this office space/ medical office space at 5020 Philadelphia Drive, Dayton Ohio! This amazing building offers the perfect combination of office space and medical office space. Located in a bustling neighborhood, this property is the ideal spot for your business to thrive.

The office space within this building is designed to provide a comfortable and functional working environment. With spacious rooms and ample natural light, your team will feel motivated and inspired to do their best work. Whether you need a private office or an open-layout space, we have options to accommodate your specific needs.

If you're in the medical field, you'll love the dedicated medical office space available here. Equipped with state-of-the-art facilities, this area is perfect for doctors, dentists, chiropractors, and other healthcare professionals. Your patients will feel welcomed and at ease in these modern and well-appointed spaces.

## OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Number of Units:	4
Available SF:	7,000 SF
Building Size:	13,127 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,137	36,685	75,537
Total Population	7,360	66,756	137,900
Average HH Income	\$47,707	\$44,707	\$45,510

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## DERRICK PLUNKETT

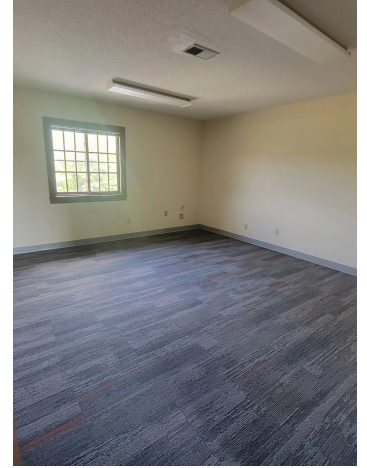
Commercial Senior Director  
O: 859.620.5830  
dp.kwcommercial@gmail.com

**KW COMMERCIAL**  
7210 Turfway Road  
Florence, KY 41042

**OFFICE FOR LEASE**

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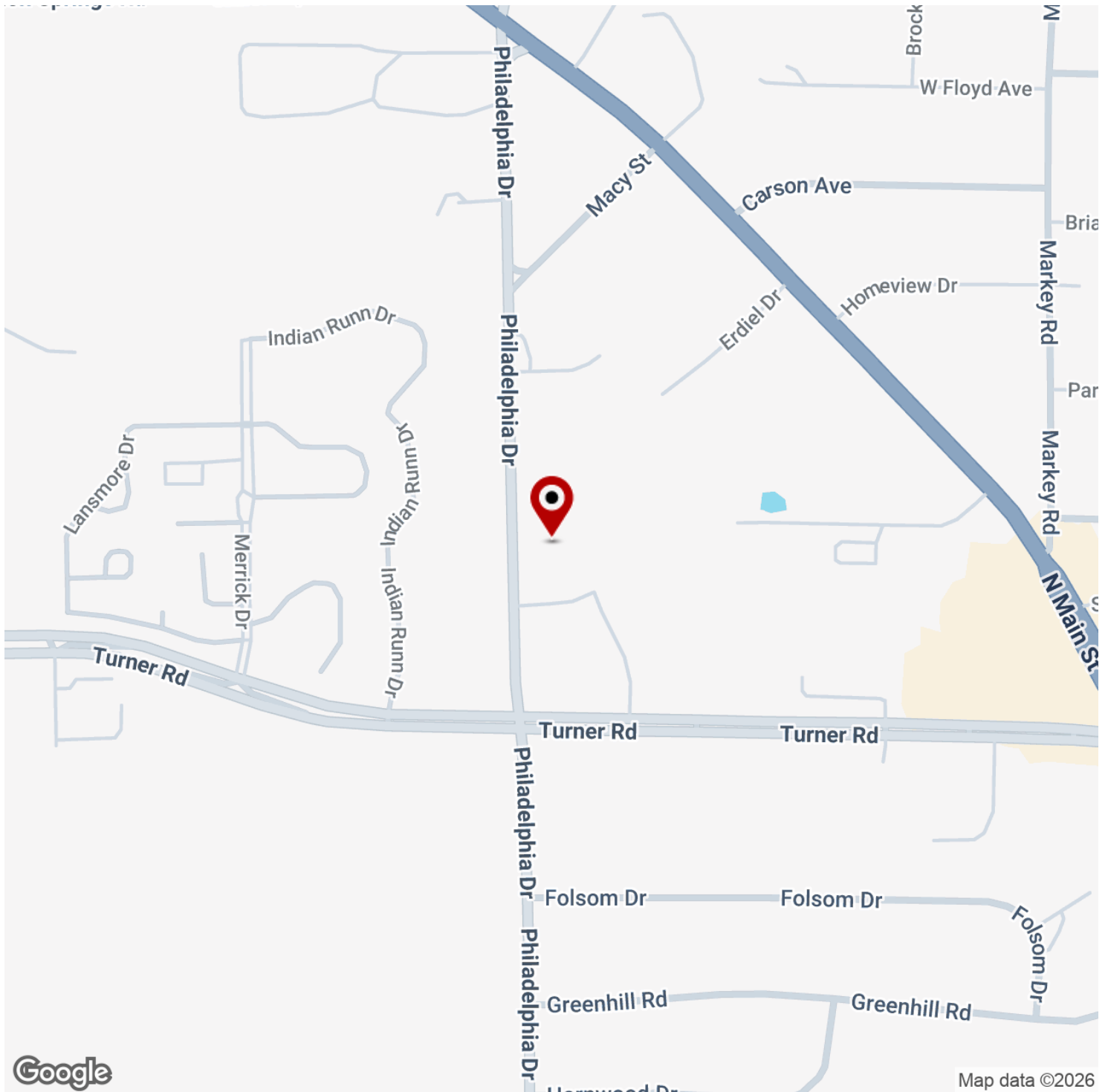
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Each Office Independently Owned and Operated [kwcommercialagent.com](http://kwcommercialagent.com)



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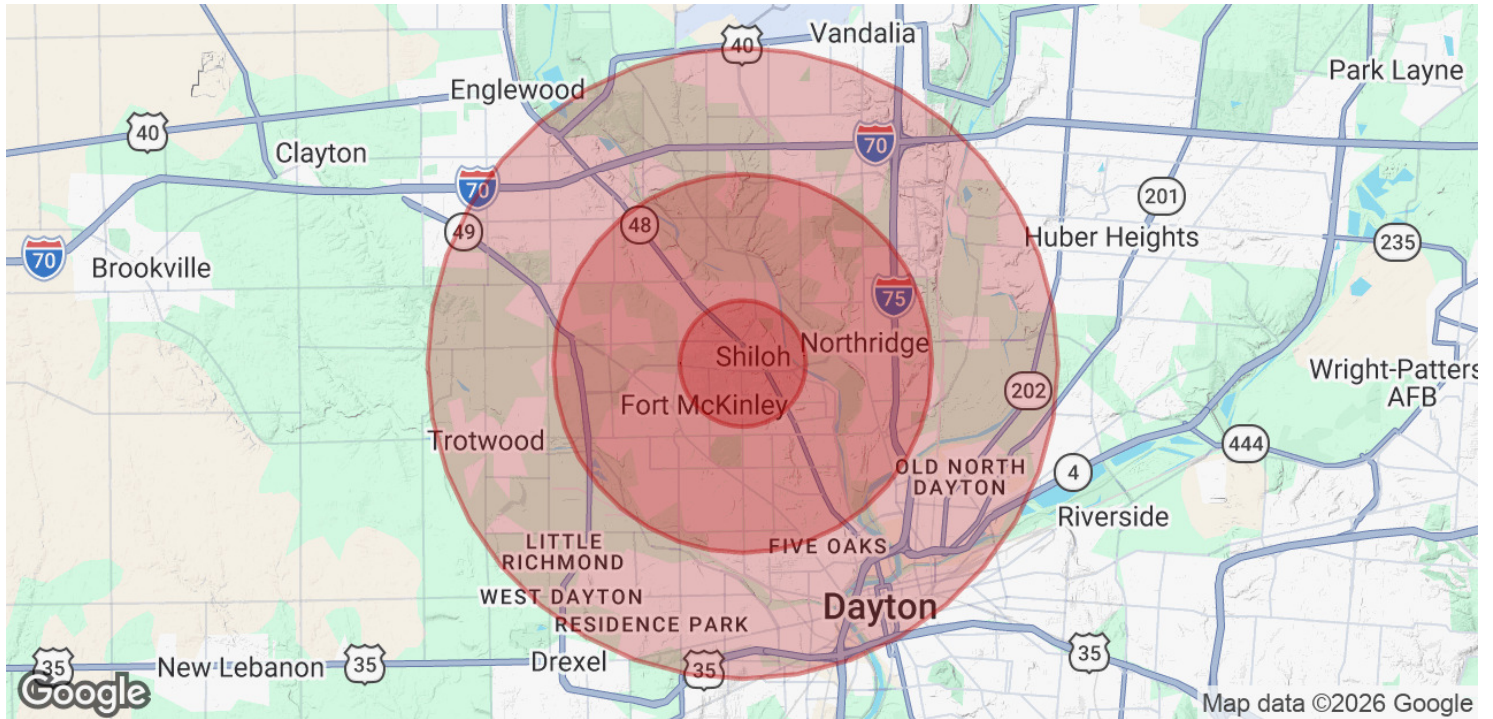
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,360	66,756	137,900
Average Age	45.2	42.4	40.9
Average Age (Male)	41.1	39.4	38.2
Average Age (Female)	48.3	44.0	42.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,137	36,685	75,537
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$47,707	\$44,707	\$45,510
Average House Value	\$91,492	\$82,321	\$85,558

2020 American Community Survey (ACS)

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