



Crest

Commercial Realty

Office

FOR LEASE

2213 Arbor Blvd., Moraine, OH 45439

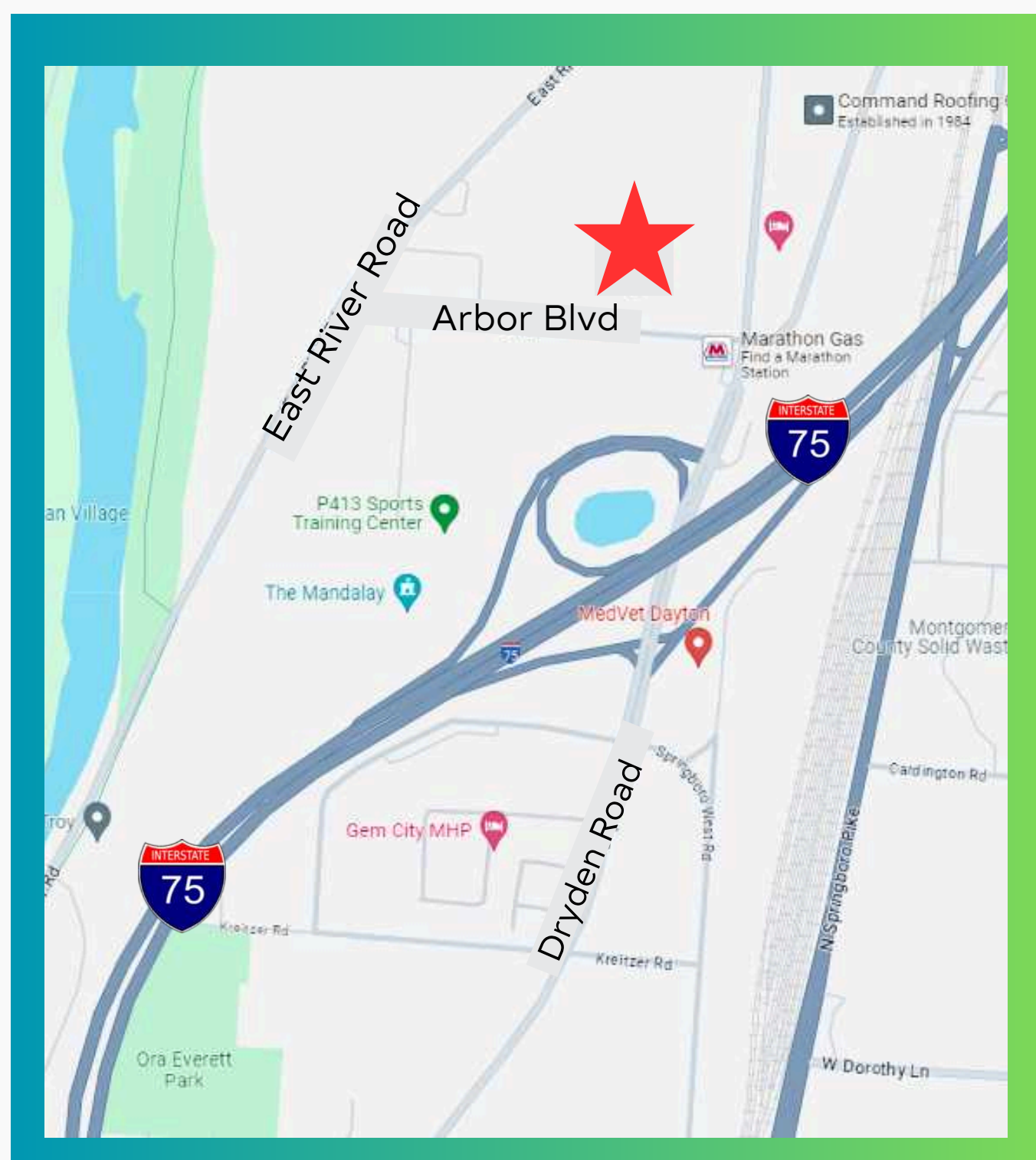


Property Highlights

- Arbor Office Building Complex is comprised of five (5) single tenant office buildings in Moraine, OH.
- 2213 Arbor is a single-story, brick building with a dedicated, secure entrance.
- Well-maintained building offers 4,400 SF.
- Mix of private offices and flexible work areas.
- Updated kitchen/break room, training/conference room, and private offices with built-in storage.
- Generous light throughout, most offices have access to an exterior patio.
- Quiet neighborhood and plentiful green space.
- Ample parking and easy access.
- Proximity to I-75.
- Lease rate: \$7.00/SF, NNN.

Tony Taylor

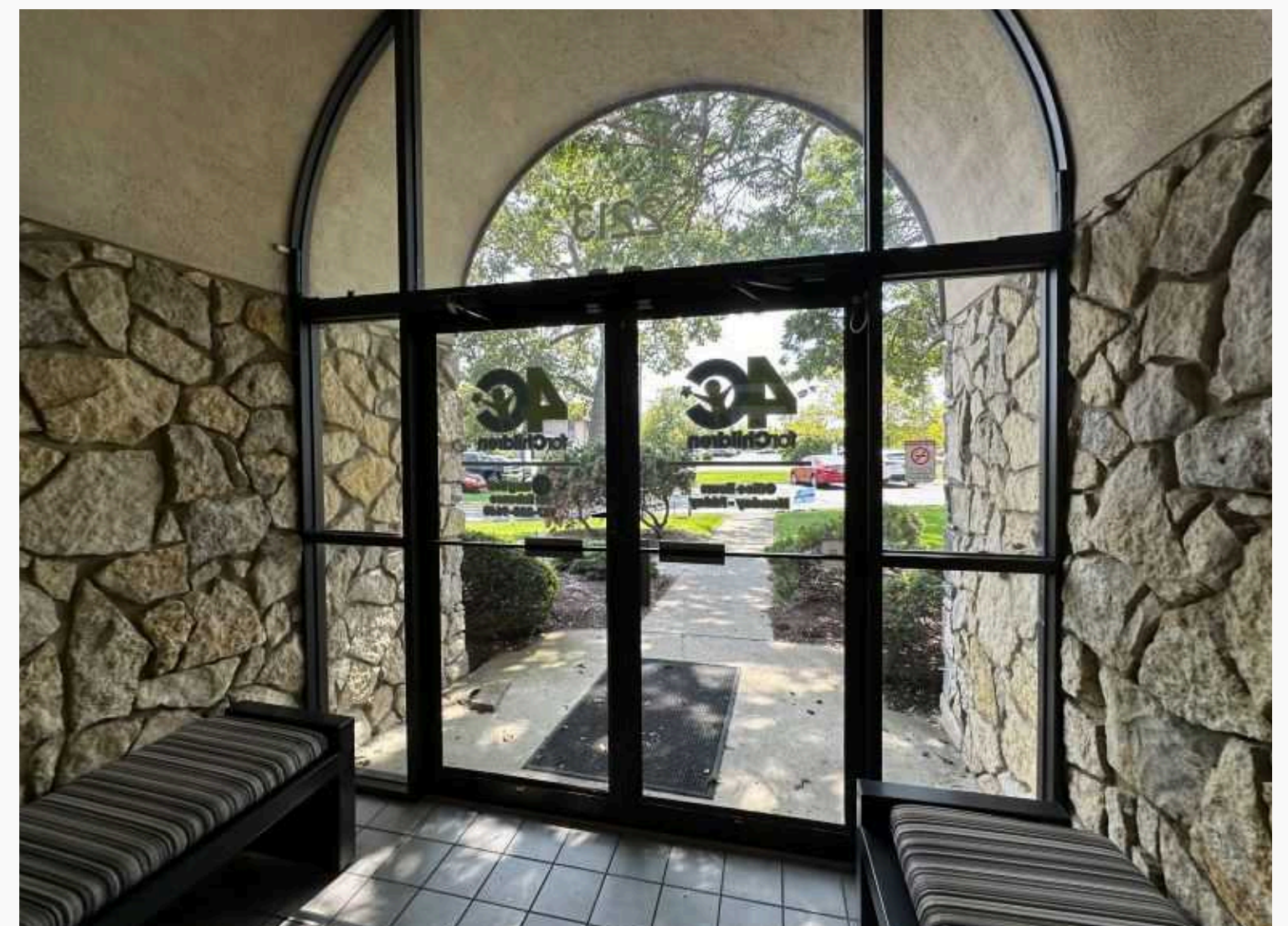
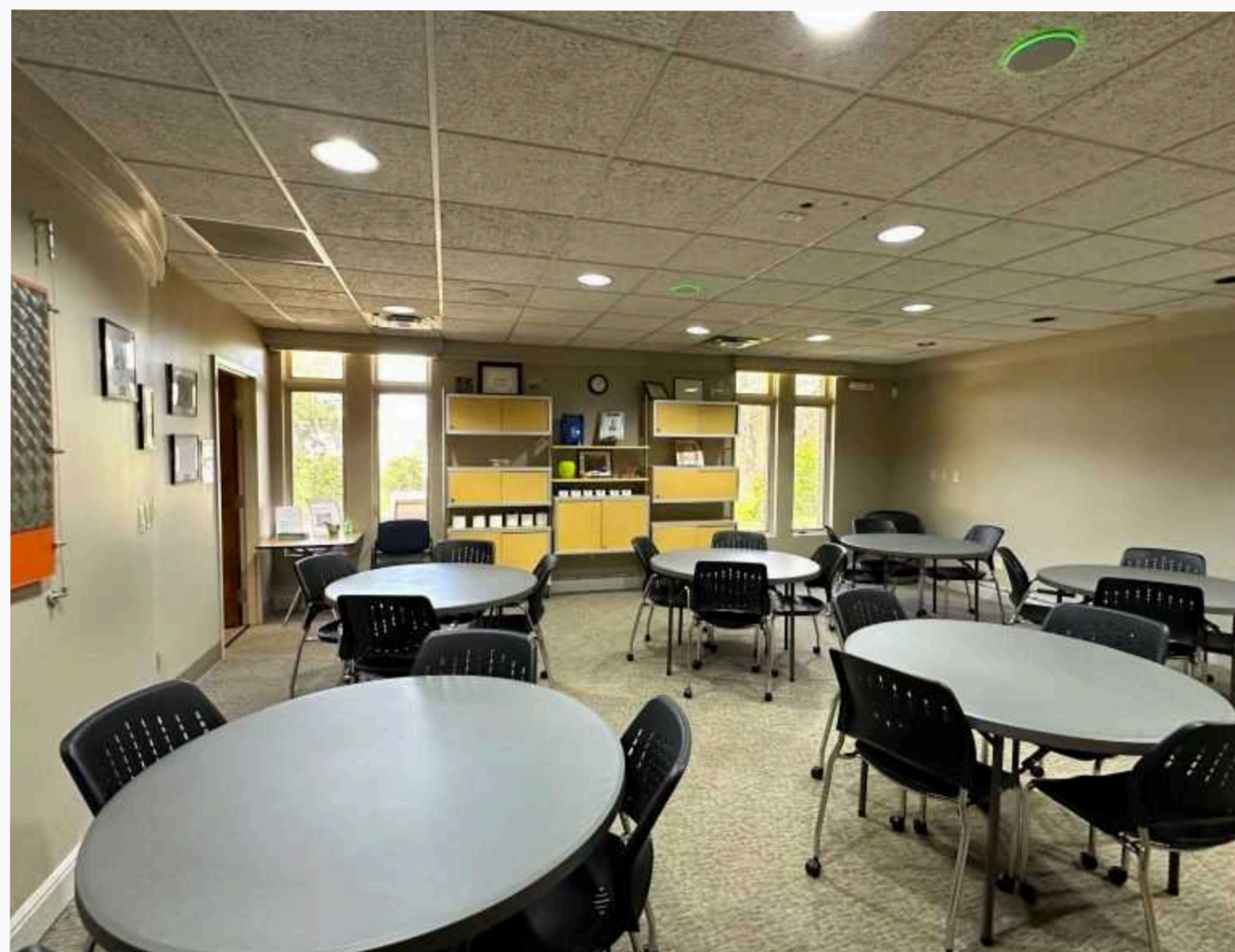
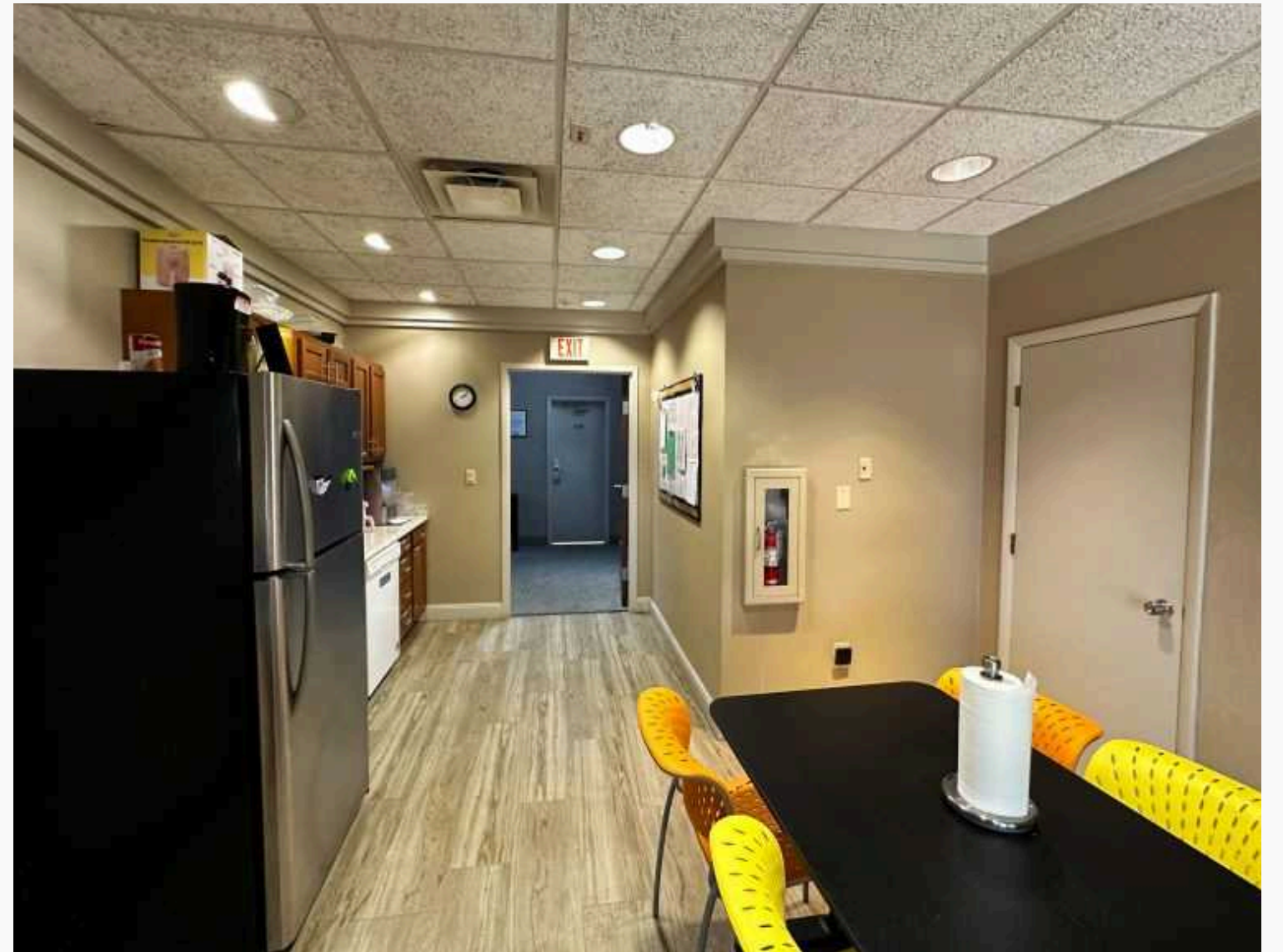
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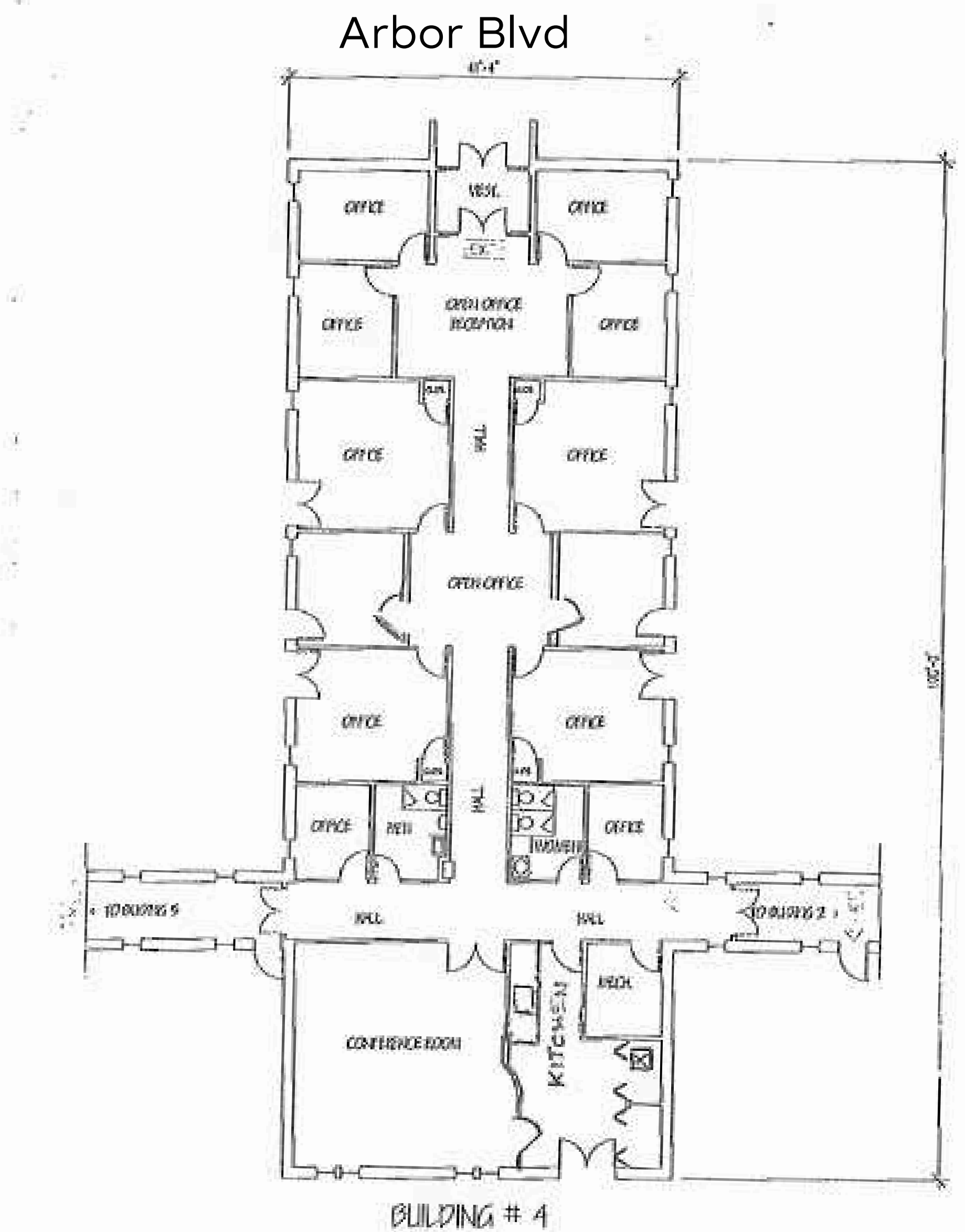
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2213 Arbor Blvd



Floorplan

2213 Arbor Blvd



Location

2213 Arbor Blvd



Demographics

	2 miles	5 miles	10 miles
Population			
2023 Population	16,727	199,209	521,096
2028 Projected Population	18,856	200,746	525,437
Household Income			
2022 Projected Population	\$67,161	\$63,889	\$76,477
Housing Value			
Medium Home Value	\$90,549	\$102,835	\$144,670

** Demographics provided by CoStar Group, www.costar.com, 2022 datasetCoStar 2022.

Traffic - Dryden Rd & Arbor Blvd 10,827 VPD
Traffic - I-75 & Springboro Rd 97,327 VPD

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