



Crest
Commercial Realty

Medical/Office FOR LEASE

1475 - 1495 W. Main St., Tipp City, OH 45371



For more information, please contact:

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- Multi-unit building is just minutes from I-75.
- Well-maintained with attractive landscaping and convenient parking.
- Easy access and great street visibility.
- Available suites feature high-end finishes and are move-in ready.
- Prominent street signage.
- Close to many amenities.
- Two (2) suites available
- Lease Rate: \$18 SF/YR, MG





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1487 W. Main St.

- 2,504 SF available.
- Easy access and ample parking.
- Existing exam rooms, lab, work room and private offices.



1475 - 1479 W. Main St.

- 3,057 SF available.
- Move-in ready, high-end finishes throughout!
- Large reception, exam rooms, private offices, work stations and small kitchenette.
- May divide
 - 1,548 SF/1,509 SF

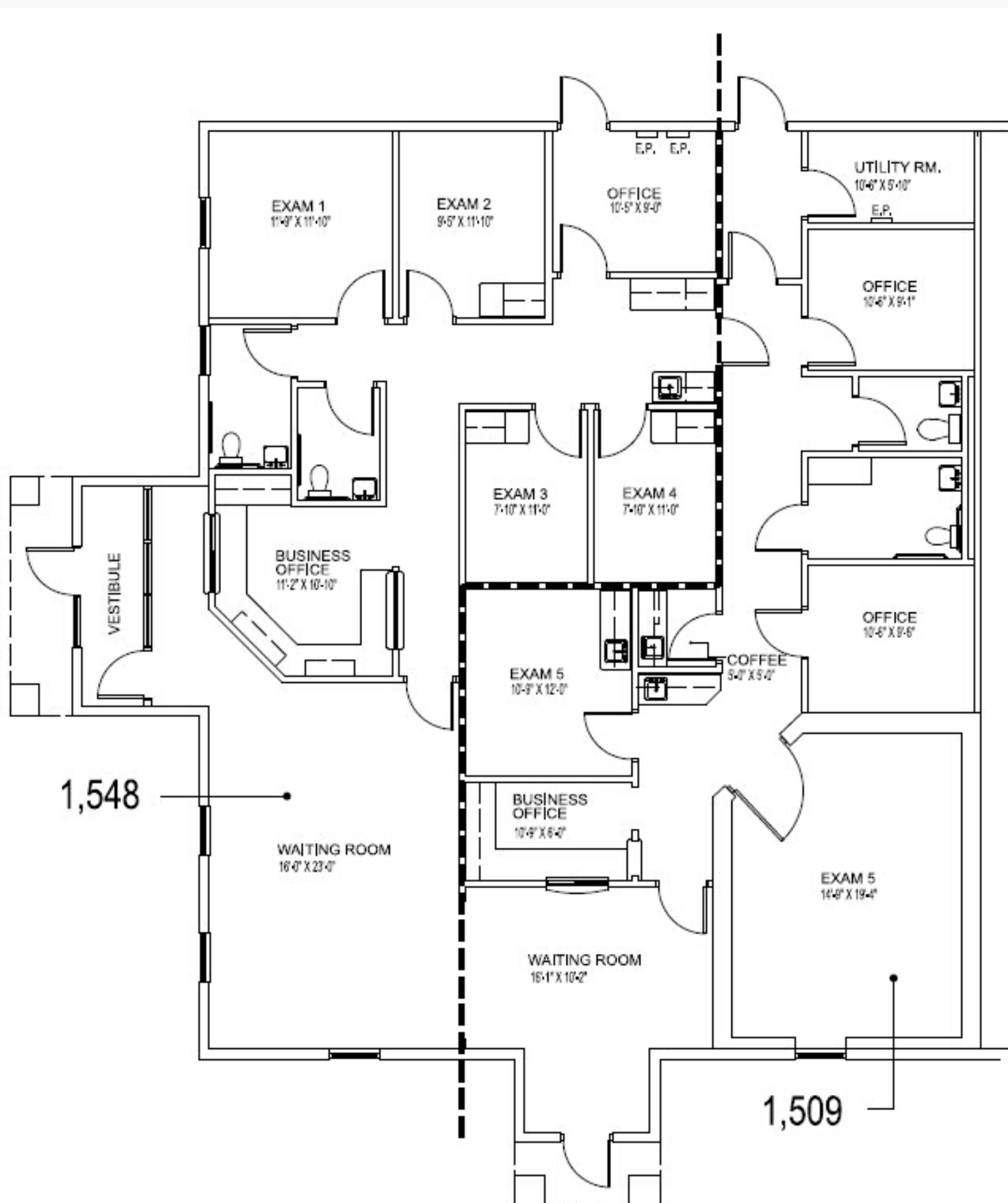




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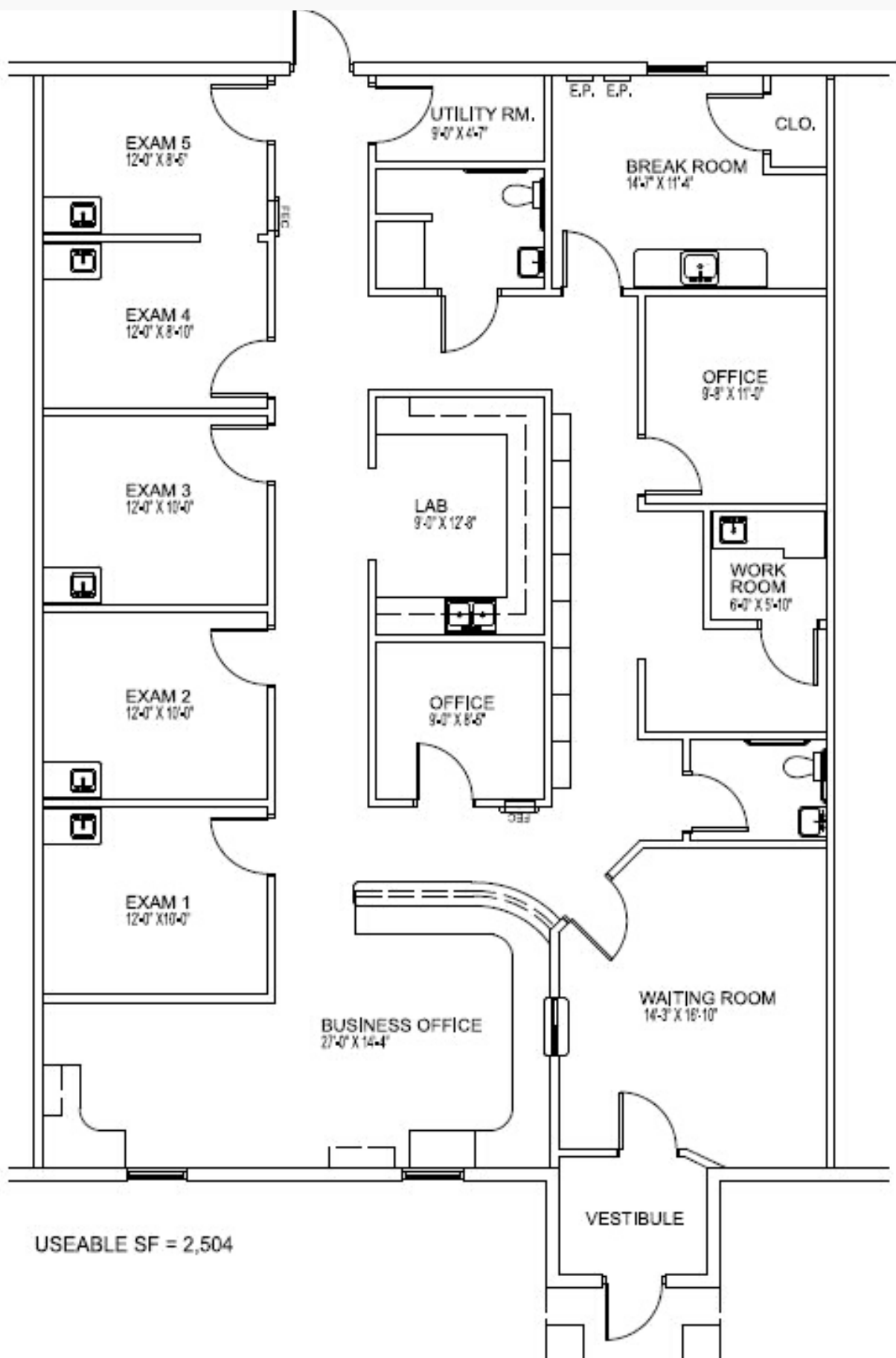
- **1475 -1479 W. Main St.**
 - Large suite offers 3,057 SF.
 - **DIVISIBLE** into 2 suites ~ 1,548 SF/1,509 SF.
 - Both suites are move-in ready, high-end finishes throughout.
 - Both suites feature a large waiting room, an existing reception/business office area, exam rooms, private bathroom, workstations and separate staff entrances.
- **Lease Rate: \$18 SF/YR, MG**
- **Please call for additional information.**



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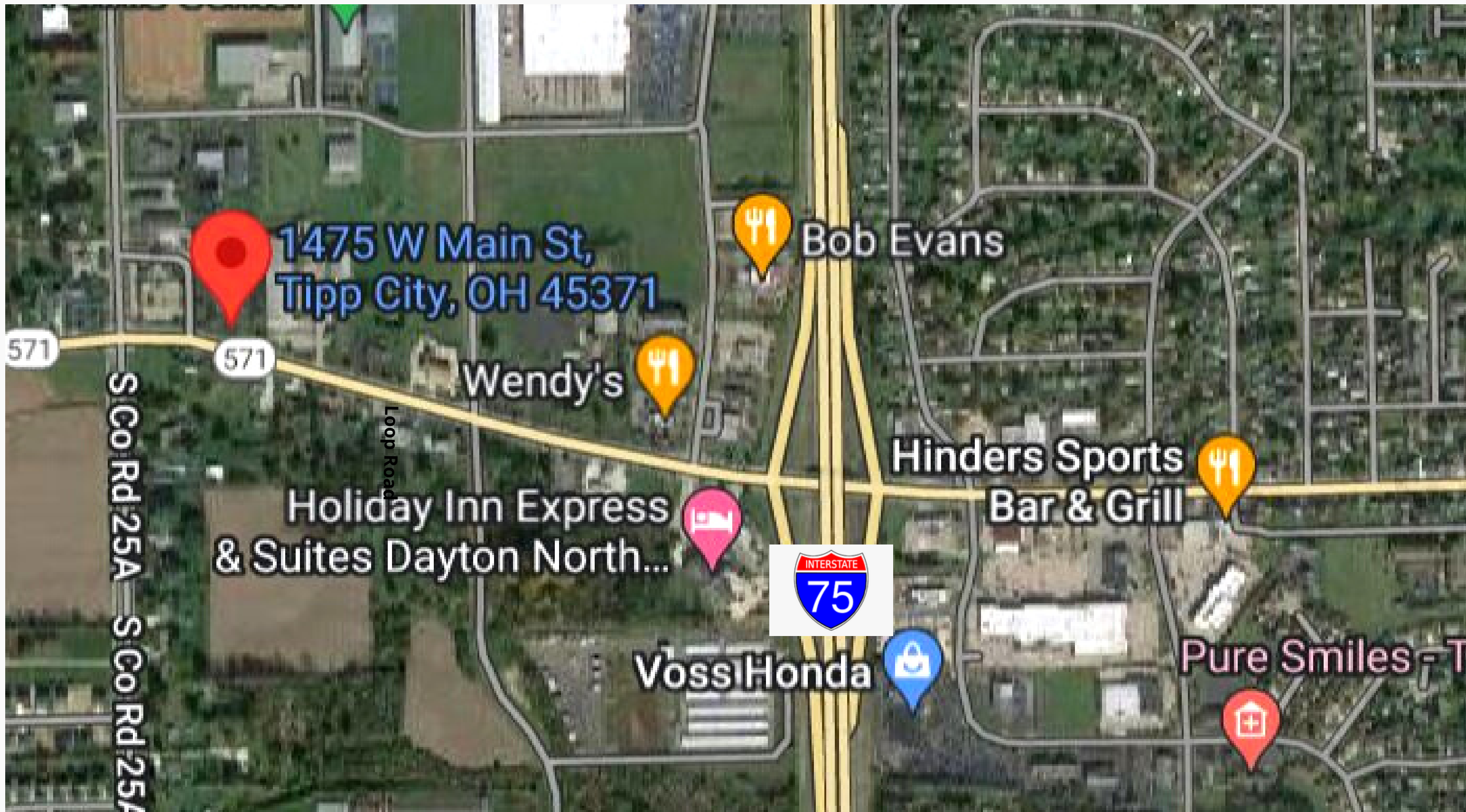


- **1487 W. Main St.**
 - Suite offers 2,504 SF.
 - Vestibule entrance leads to waiting room and reception/business office.
 - Suite offers five (5) exam rooms, a lab, work room, staff break room, and private offices.
- Lease Rate: \$18 SF/YR, MG
- Please call for additional information.



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DEMOGRAPHICS

	2-mile	5-mile	10-mile
Population			
2022 Population	12,951	32,217	176,374
2027 Projection	13,577	33,725	179,874
Age			
2021 Population	43	42	41
Household Income			
2021 Avg Household Income	\$96,835	\$94,967	\$79,974
2021 Med Household Income	\$75,683	\$75,396	\$66,209
Housing Value			
Medium Home Value	\$191,129	\$192,479	\$154,479

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