



Crest
Commercial Realty

Medical Office

FOR LEASE

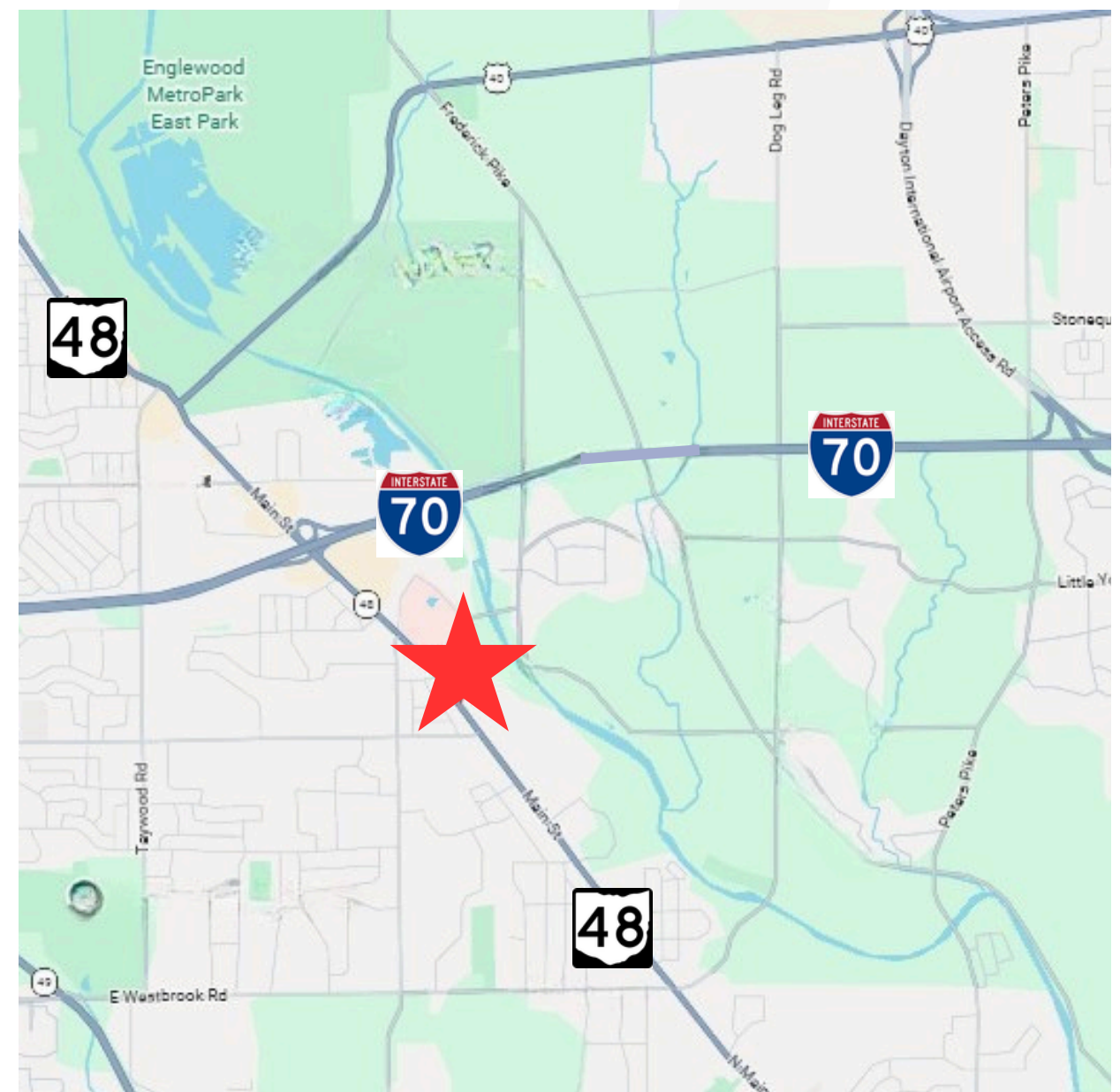
8654 & 8658 N. Main St., Dayton, OH 45415

Two Suites Available!



Property Highlights

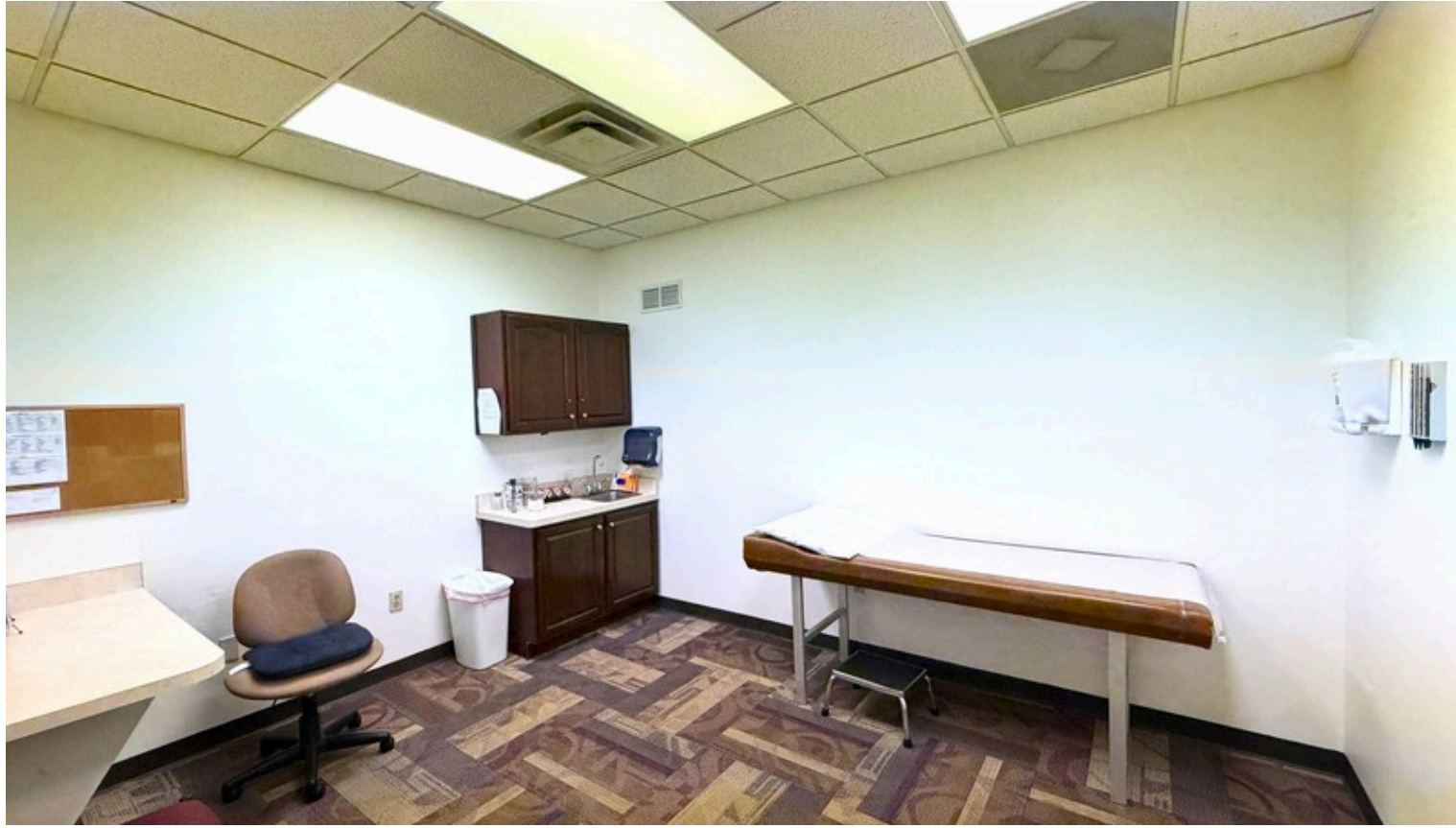
- The single-story, multi-unit, medical office building was built in 1997 and is comprised of 6,700 SF on .88 acres.
- Two suites available - both move-in ready!
- 8654 N. Main St. offers a corner position and features 2,320 SF of medical office space.
 - The suite includes a reception area and large waiting room, exam rooms, private offices and kitchenette.
 - Updated and spacious and featuring a large, light-filled rear corner office.
- 8658 N. Main offers an in-line position and features 2,000 SF of medical office space.
 - The suite includes a reception area and large waiting room, private exam rooms, offices and kitchenette.
 - Recently updated with a fresh coat of paint.
- Excellent visibility, easy access and ample parking.
- Access to I-70 is close and convenient.
- Available for immediate occupancy.
- The lease rate is \$18/SF, plus \$4.00/SF for CAM charges.



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Location & Demographics

		2 mile	5 mile	10 mile
	Population			
	2025 Population	16,770	100,583	341,132
	2030 Projection	16,534	100,275	346,103
	2025 Households	7,109	43,670	141,384
	2030 Projection	7,017	43,548	143,530
	Household Income			
	2025 Avg Household Income	\$98,121	\$79,141	\$76,881
	Housing & Income			
	2025 Medium Home Value	\$193,833	\$168,588	\$163,175

