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7,717 SQ FT. FOR LEASE IN MORAINE, OHIO MEDICAL OFFICE FACILITY



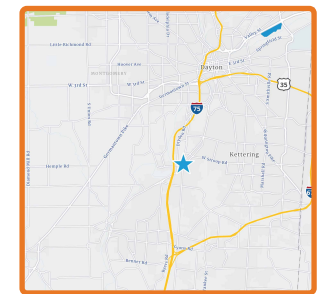
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4700 N Springboro Pike
Moraine, OH 45439

FEATURES

- Former DaVita Kidney Care Facility
- Monument signs
- Multiple entrances - ingress/egress from Springboro Pike and Kettering Blvd
- Visibility along SR 741 and less than 1 mile from the I-75 interchange
- Sufficient parking
- Major new developments completed in this market, plus more in the works (see page 3)
- \$11 / Sq. Ft.

TRAFFIC COUNTS

Street/Intersection	VPD
Kettering Blvd	19,031
Springboro Pike	15,798

DEMOGRAPHICS

	Radius	5 Mile	10 Mile	15 Mile
Population	6,786	46,477	166,318	
Daytime Population	7,012	52,617	204,157	
Households	2,989	20,547	71,359	
Average HH Income	\$67,973	\$94,283	\$84,600	

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