

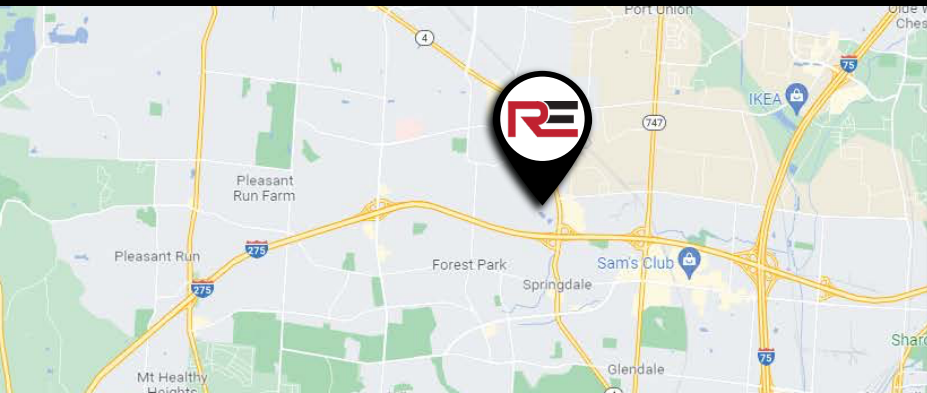
OFFICE SPACE AVAILABLE FOR LEASE | 7,793 SF

12115 Sheraton Ln | Springdale, OH 45246



LEASE OVERVIEW: \$17.50 MG

7,793 SF Medical Office Space for Lease



LOCATION DETAILS

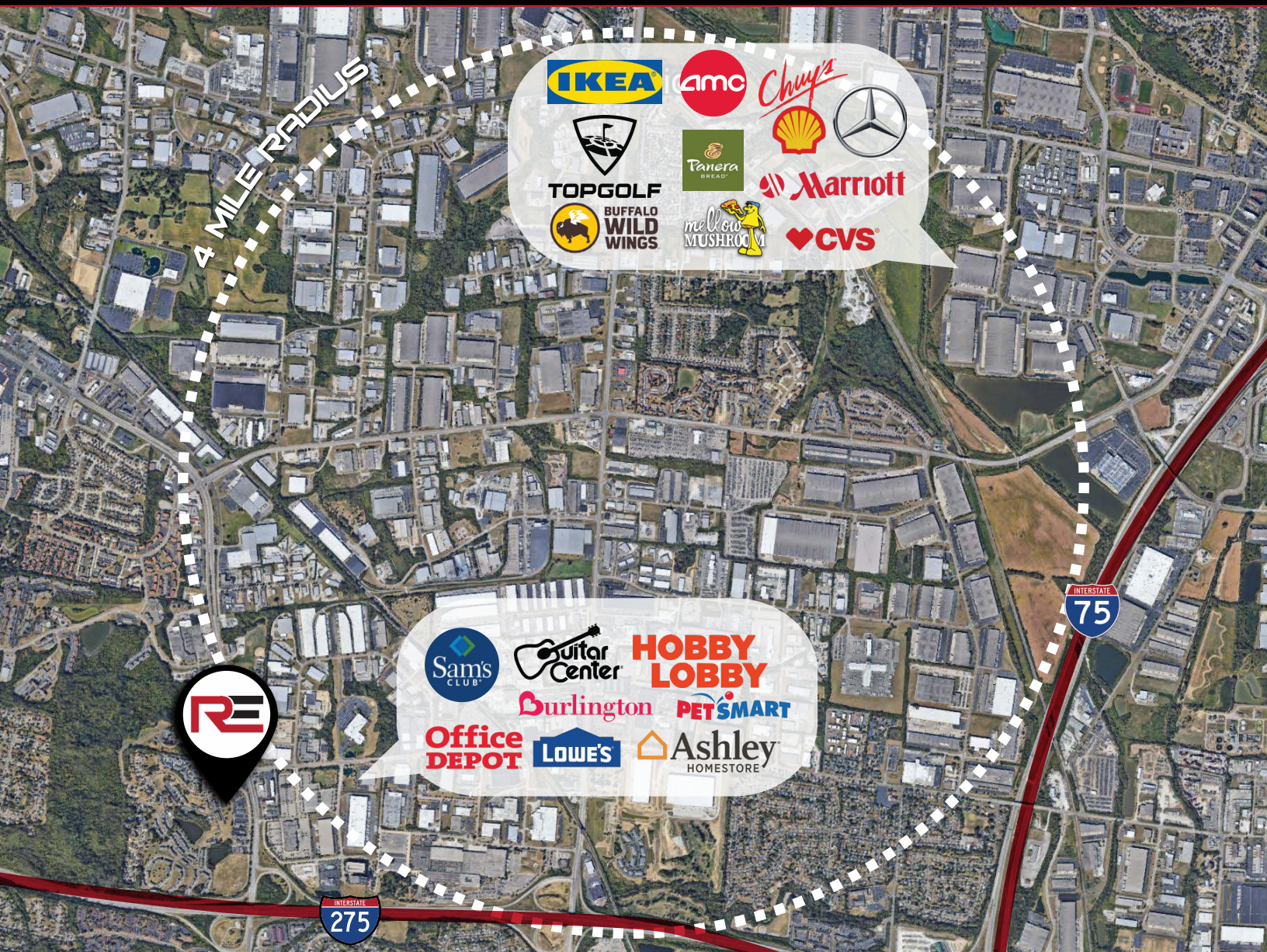
- ✓ Easy access to I-275 and I-75
- ✓ Less than 20 miles from downtown
- ✓ High traffic area - Located near dining and entertainment attractions



PROPERTY FEATURES

- ✓ 17.50 MG + Utilities
- ✓ Two (2) Story Medical Office Building
- ✓ 41 Parking Spaces
- ✓ Building Signage Available
- ✓ Submarket: Tri-County

ADAM RATH | BROKER
ADAM@RATHEQUITY.COM
513.888.8669
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LOCATION

| | |
|---------------|-------------------------------------|
| Address | 9370 Main St., Montgomery, OH 45242 |
| Building Size | 9,032 SF |
| Parking | On-Site |
| Site Size | 0.5 Acres |
| Access | Ronald Reagan and I-71 |

FEATURES

| | |
|------------------|---------------------------|
| Ceiling Heights | 9 ft. |
| Flooring | Carpet & Ceramic Tile |
| Year Build | Built 1998 |
| Renovated | Full & Recent common Area |
| Number of Floors | 2 Floors |
| Elevators | 1 Elevator |

UTILITIES

| | |
|-------------|---------------------|
| Electric | Municipal |
| Gas | Municipal |
| Water/Sewer | City |
| Phone/Data | High-Speed Internet |

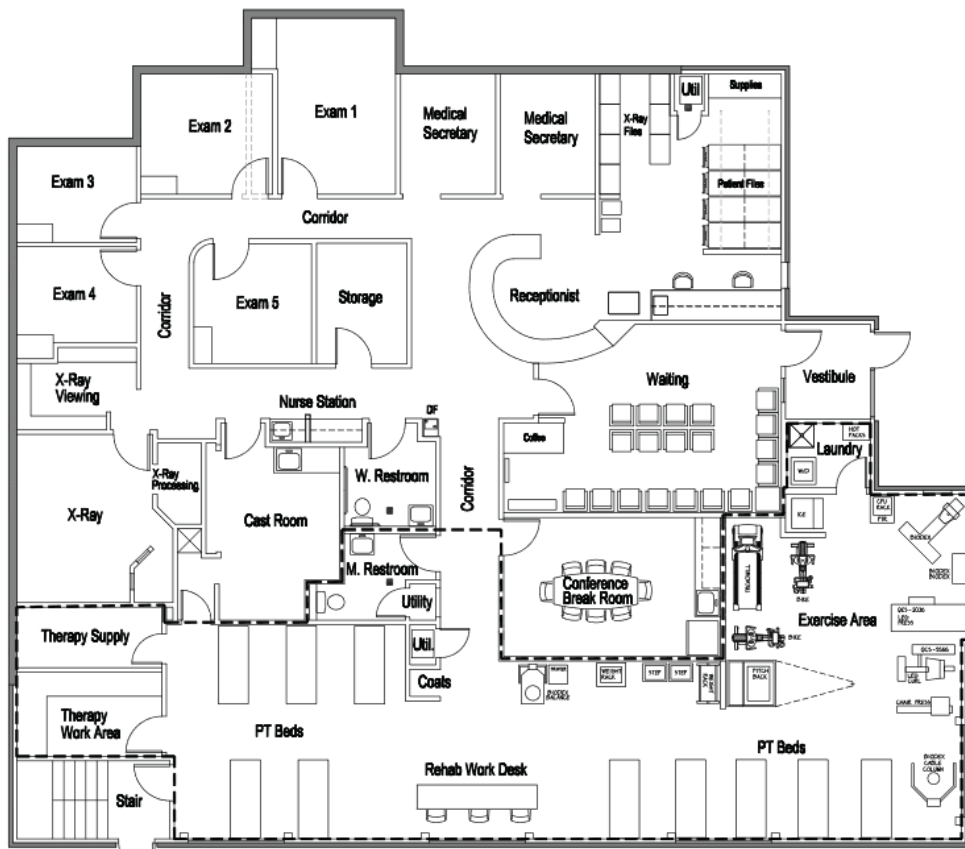
ZONING

| | |
|-----------------|---------------|
| Municipality | Montgomery |
| Income Tax Rate | 1% |
| Permitted Use | Office/Retail |

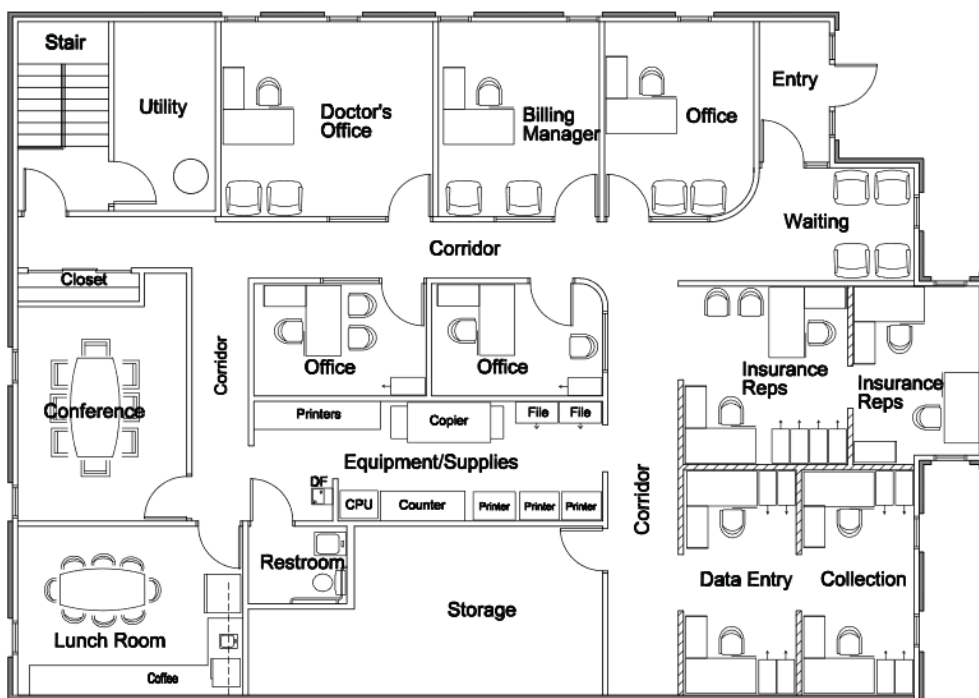
BUILDING SYSTEMS

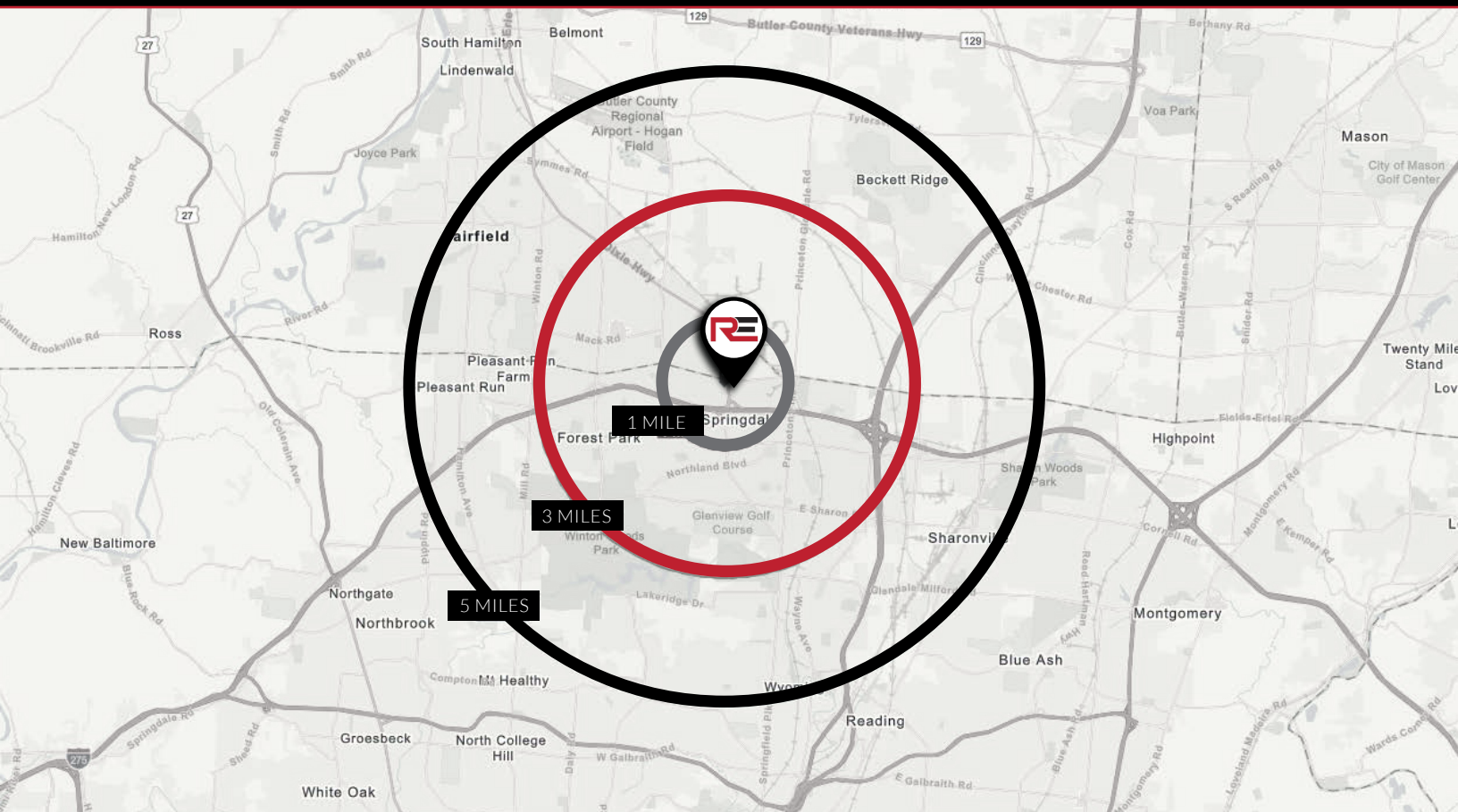
| | |
|------|---------------|
| Fire | Fully Alarmed |
| HVAC | Individual |

FIRST FLOOR



SECOND FLOOR





| 2021 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|----------|----------|----------|
| Population | 8,112 | 54,496 | 143,004 |
| Households | 3,624 | 22,363 | 56,563 |
| Families | 1,986 | 13,337 | 37,170 |
| Average Household Size | 2.20 | 2.41 | 2.50 |
| Owner Occupied Housing Units | 1,876 | 12,577 | 36,295 |
| Renter Occupied Housing Units | 1,748 | 9,786 | 20,268 |
| Median Age | 39.1 | 38.1 | 39.4 |
| Median Household Income | \$55,258 | \$60,493 | \$68,943 |
| Average Household Income | \$64,341 | \$76,933 | \$92,787 |

| 2026 SUMMARY | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|----------|----------|-----------|
| Population | 8,200 | 54,881 | 144,937 |
| Households | 3,662 | 22,509 | 57,342 |
| Families | 1,983 | 13,317 | 37,483 |
| Average Household Size | 2.20 | 2.41 | 2.50 |
| Owner Occupied Housing Units | 1,926 | 12,827 | 37,266 |
| Renter Occupied Housing Units | 1,735 | 9,682 | 20,075 |
| Median Age | 39.0 | 38.7 | 40.0 |
| Median Household Income | \$58,450 | \$65,265 | \$75,807 |
| Average Household Income | \$70,603 | \$85,346 | \$103,160 |