

OFFICE SPACES FOR LEASE or
BUILDING FOR SALE (owner/occupant)

7237 Cincinnati Dayton Road

West Chester, OH 45069



Property Highlights

- 4,385 RSF (bank w/3 drive-thru lanes that may be demised to approx 2,385 SF and 2,000 SF) and 1,653 RSF turn-key dental office - full list of suite amenities listed on pages 4 & 5
- Building signage available for larger suite
- Both suites on 1st/main floor
- Dental practice patient list available for purchase
- High visibility and convenient location- minutes to SR 129 & I-75
- Close proximity to Liberty Center, Cincinnati Children's hospital and Voice of America Center with high demographics
- Individual secured private entry for each suite
- Monument signage available on both roads
- Ample parking & no earnings tax
- \$12.50 PSF NNN (OpEx of approximately \$5.00)

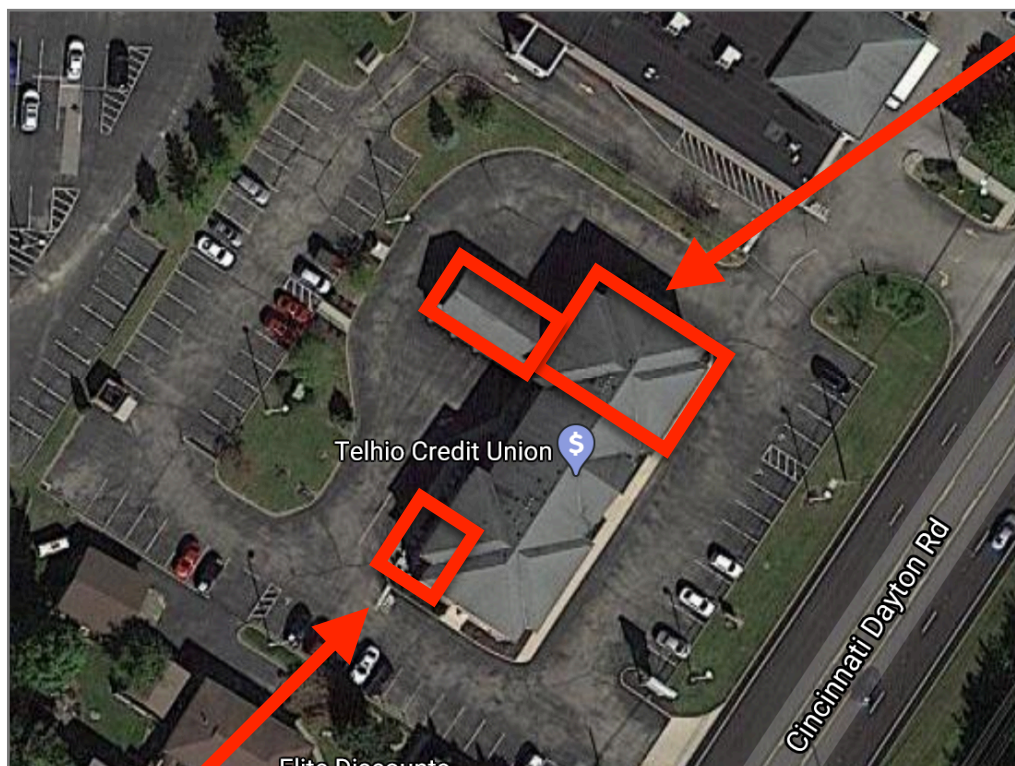


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**BANK/OFFICE
SPACE
& DRIVE-THRU
MAY BE DEMISED**



DENTAL OFFICE

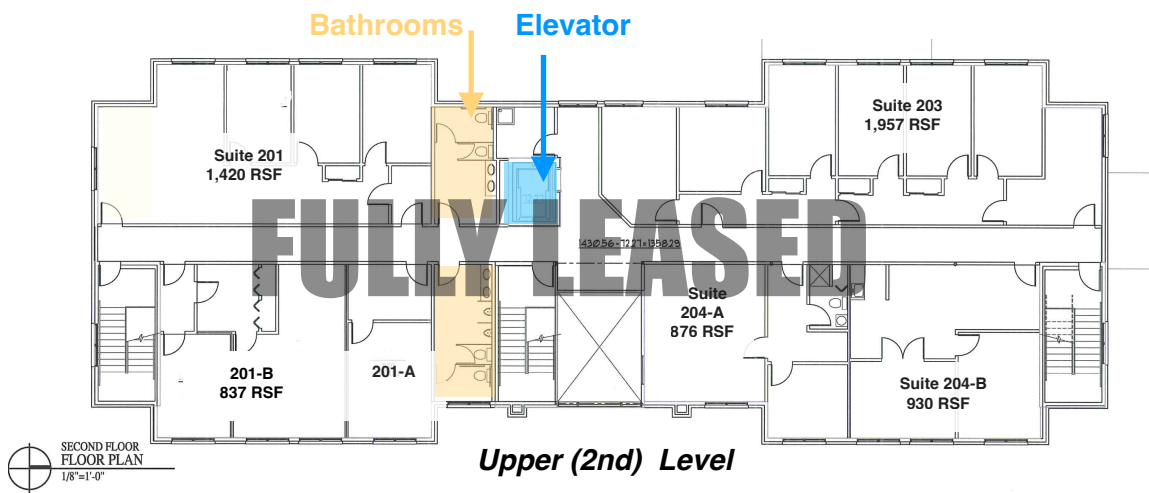
Demographics	
Average Household Income	\$108,891
Projected Household Income (2022)	\$120,000
Median Household Income	\$88,177
Projected Median Household Income (2022)	\$94,431
Total Population	64,141
Projected Population (2022)	66,371
Total Businesses	3,180
Total Employees	60,278
Median Age	39

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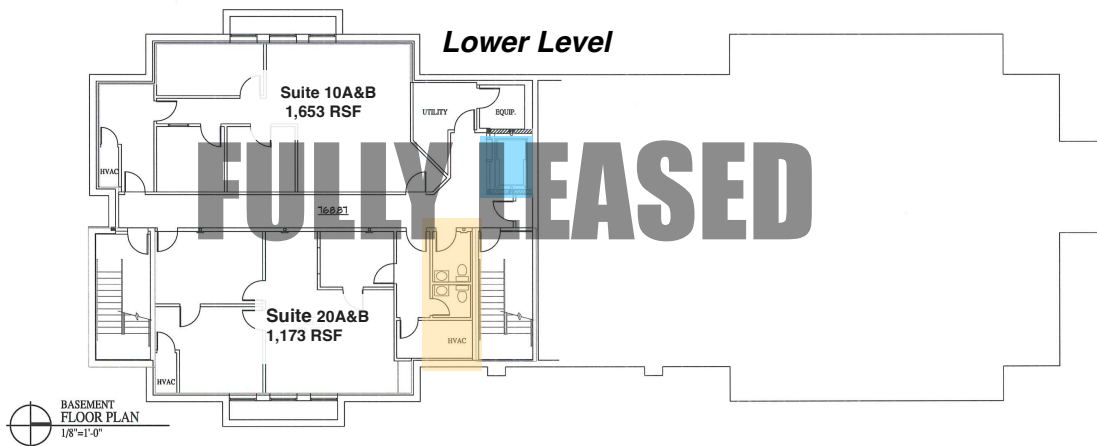
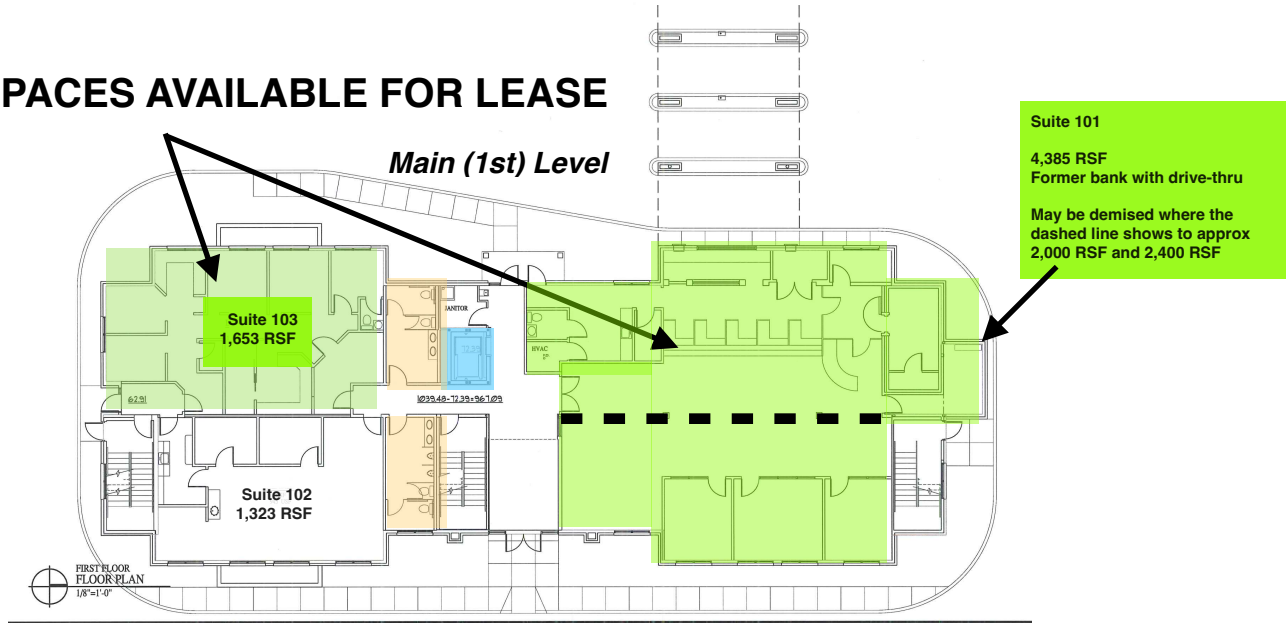
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2 SPACES AVAILABLE FOR LEASE

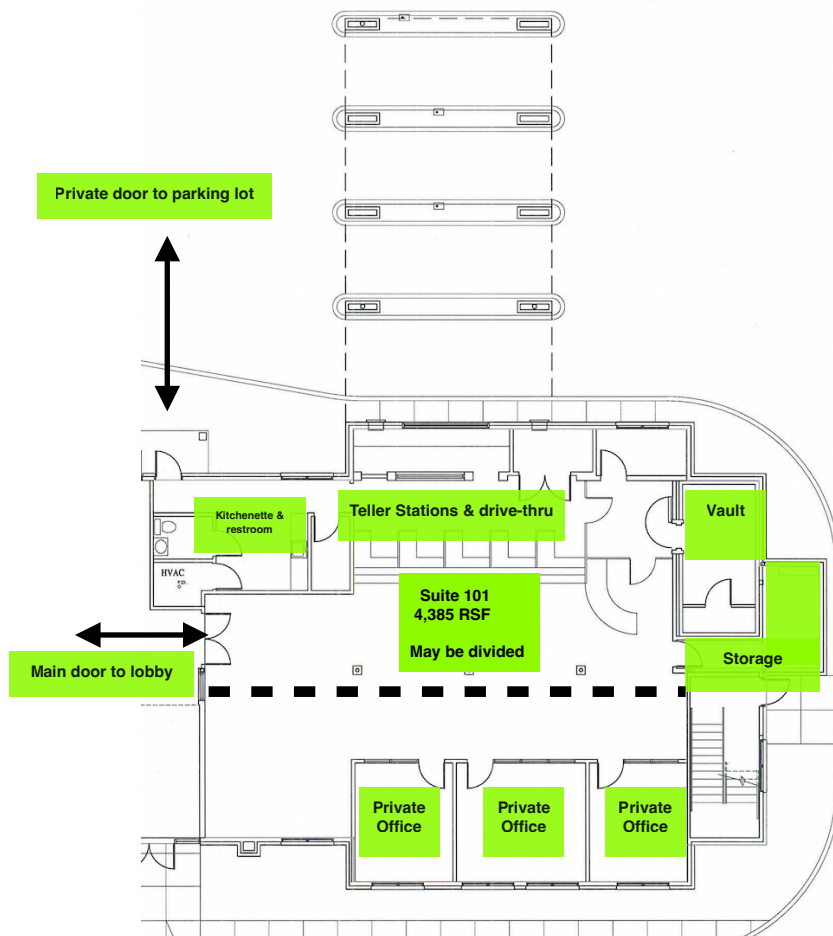


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Features of Suite 101 - Turnkey Bank Space or Convert to Traditional Office Space or Could Divide

OCCUPANCY WITHIN 30 DAYS

- End cap unit with LOTS of windows
- 3 private offices with glass walls and windows
- Large open area and storage
- Entry off main corridor and rear private door
- Private restroom and kitchenette
- Vault room with safety deposit boxes
- 5 teller desks
- Area for ATM and outside deposit box
- 3 drive-through lanes
- Prominent signage on 2 marquis road signs and building signage available

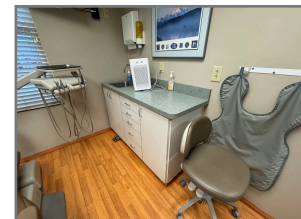
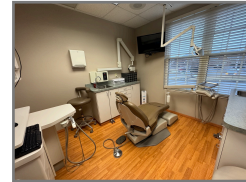
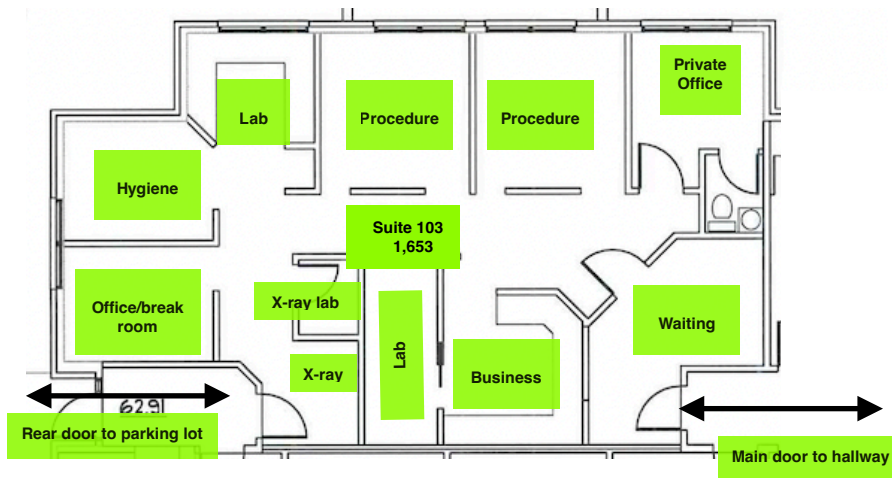


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Features of Suite 103 (Former Dental Office)

IMMEDIATE OCCUPANCY

- Fixed equipment remains but can be converted to traditional office space, Medspa, chiropractor, medical use, etc.
- End cap unit with LOTS of windows
- Waiting area, reception and business office
- Private office with private restroom
- Entry off main corridor for patients & rear private door for staff
- 2 procedure rooms w/2 sinks and cabinetry
- 1 hygienist room w/sink and cabinetry
- 2 lab areas with sinks and upper & lower cabinets
- X-ray area plus small room to develop and serve as wall stand
- Additional office/break-room in rear of space
- Signage on 2 pylon signs
- New HVAC unit (2024)
- Average utilities \$500/month

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