



Crest
Commercial Realty

OFFICE

FOR LEASE

2219 Arbor Blvd., Moraine, Ohio 45439

8,242 SF



ARBOR OFFICE BUILDING COMPLEX

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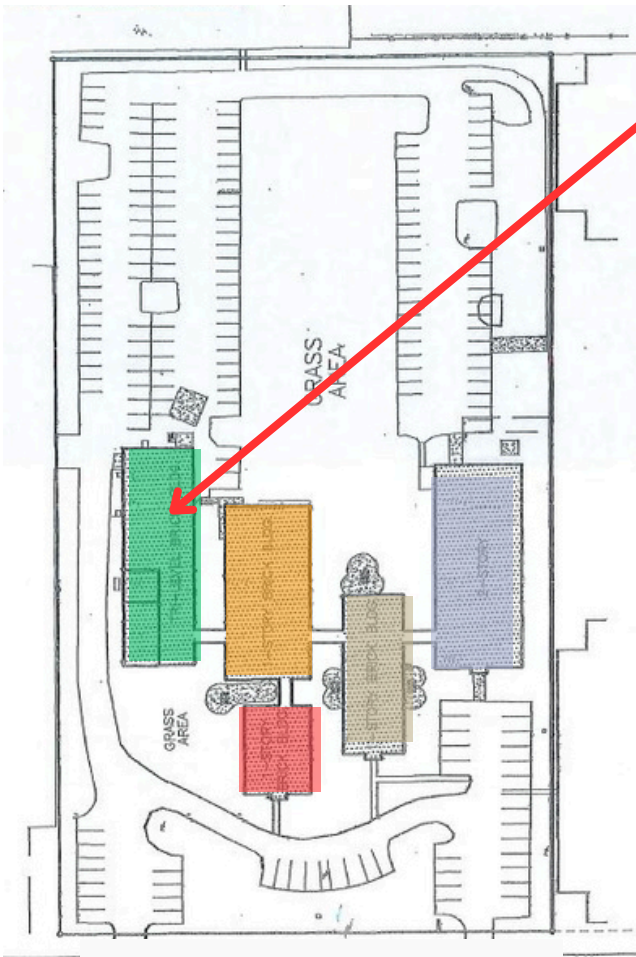
PROPERTY PROFILE



- Arbor Boulevard Office Building Complex is comprised of five (5) single-tenant office buildings in Moraine, OH.
- Built in 1986 and are situated on 6.7712 acres.
- Buildings are wood frame with brick veneer.
- Ample green space and plentiful parking.
- Location is just south of downtown Dayton at the Dryden Road Exit from I-75.
- Mix of flexible, open space and private offices.
- 2219 Arbor Blvd is 8,242 SF.
- Negotiable Tenant Allowance.
- Lease rate: \$11/SF, Modified Gross



2219 Arbor Blvd - 8,242 SF



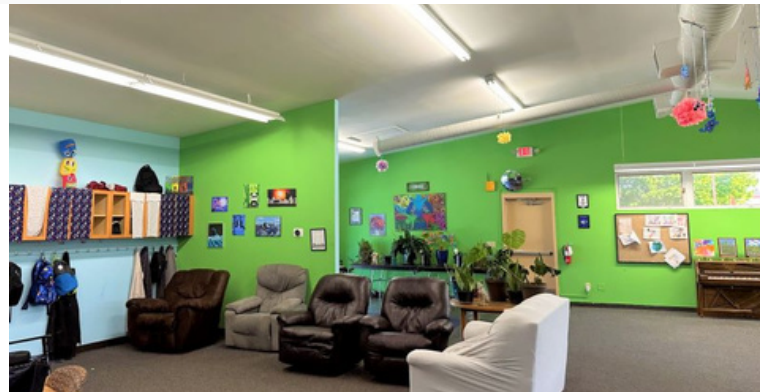
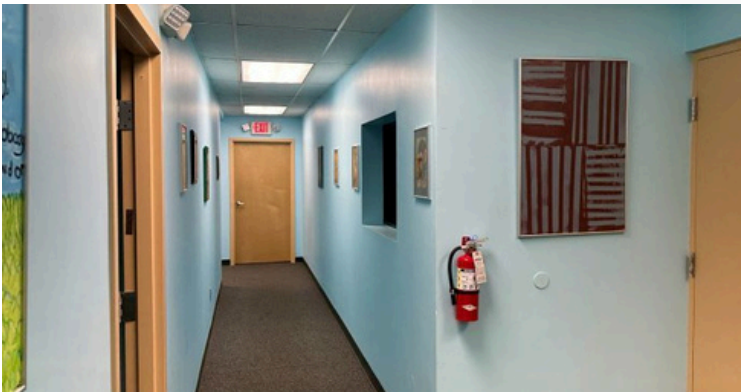
Arbor Blvd

Family Services
2211 Arbor Blvd
14,737 SF

4C For Children
2213 Arbor Blvd
4,400 SF

Blake R. Maislin, LLC.
2215 Arbor Blvd
2,700 SF

Cardinal Health, Inc.
2217 Arbor Blvd
6,881 SF





DEMOGRAPHICS

	2-mile	5-mile	10-mile
Population			
2023 Population	16,727	199,209	521,096
2028 Projection	16,856	200,746	525,437
Household Income			
2022 Avg Household Income	\$67,161	\$63,889	\$76,477
Housing Value			
Medium Home Value	\$90,549	\$102,835	\$144,670

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

VPD ~ Dryden Rd & Arbor Blvd 10,827
 VPD ~ I-75 & Springboro Rd 97,327

