

FOR LEASE

Alex Plaza

1925 Alex Road
WEST CARLTON | OHIO

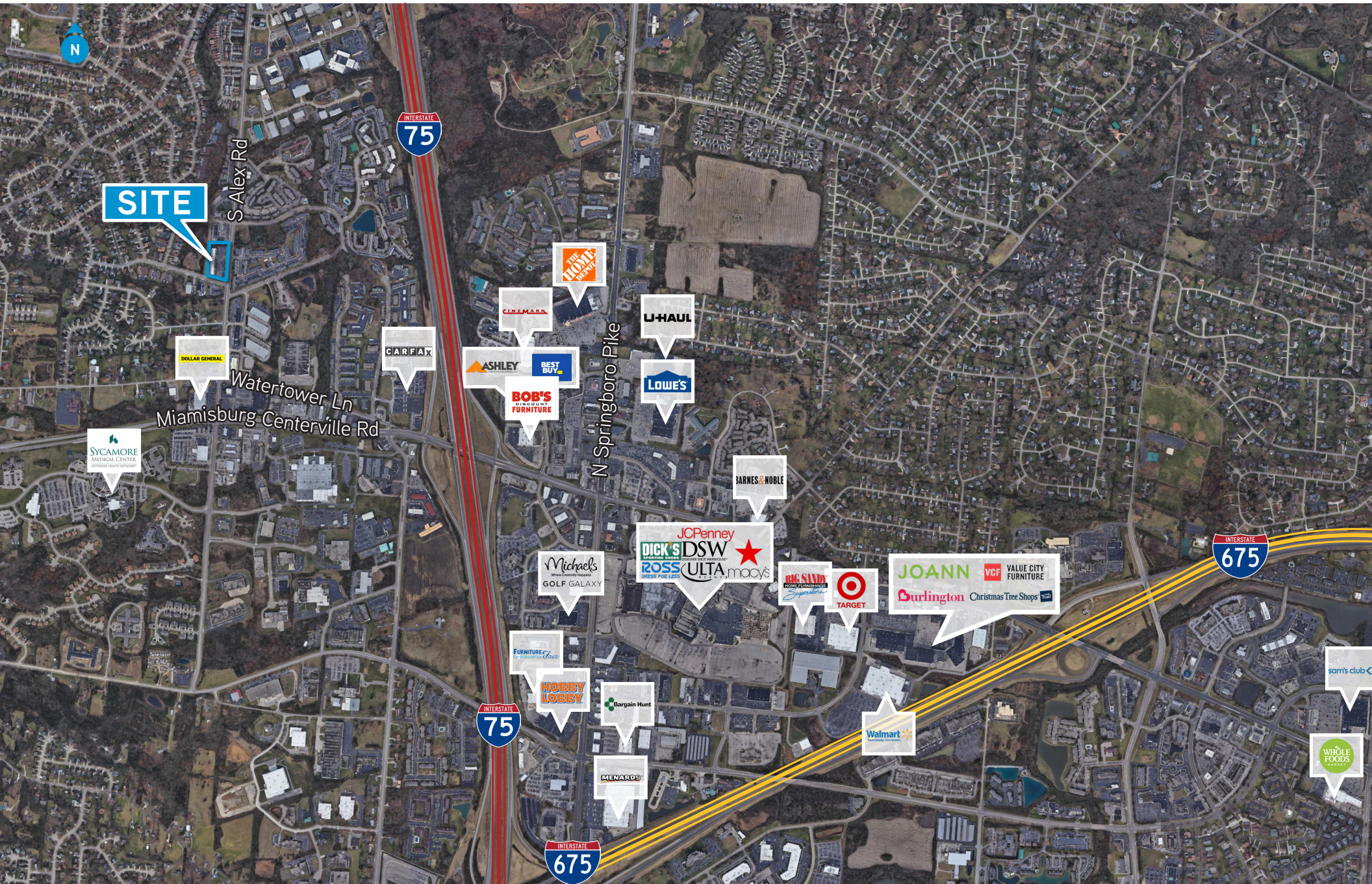
TURNKEY GYM/FITNESS
SPACE AVAILABLE - 6,000 SF



Colliers International
425 Walnut Street, Suite 1200
Cincinnati, Ohio 45202
P: +1 513 721 4200

Justin Rex
Brokerage Vice President
+1 513 562 2218
justin.rex@colliers.com

Connor Fahrnbach
Brokerage Associate
+1 513 562 2234
connor.fahrnbach@colliers.com





ROYAL RIDGE DRIVE

SOUTH ALEX DRIVE

Property Highlights

- Quality neighborhood center with 3 opportunities to join:
 - 6,000 SF - Turnkey- gym/fitness space
 - 2 - 1,200 SF suites
- 1 mile away from I-75 and 1.5 miles away from the Dayton Mall
- Traffic Count – 14,900 cars per day
- Outstanding population density – almost 56,000 people in a 3-mile radius
- Convenient access with 3 points of ingress/egress

Demographics



Total Population

(1 mile)	(3 mile)	(5 mile)
9,843	55,995	104,542



Total Households

(1 mile)	(3 mile)	(5 mile)
4,266	24,175	44,113



Median Household Income

(1 mile)	(3 mile)	(5 mile)
\$48,750	\$56,798	\$63,144

QUALITY NEIGHBORHOOD CENTER



6,000 SF FORMER FITNESS SPACE

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