

# RETAIL SPACE FOR LEASE 7204 TAYLORSVILLE ROAD

Huber Heights, OH 45424



## PROPERTY INFORMATION:

**RENT INCLUDES:** CAM, Taxes, and Insurance  
**AVAILABLE SF:** 1,200 SF - 3,140 SF  
**BUILDING SF:** 11,416 SF  
**LOT SIZE:** 1.8 acres  
**YEAR BUILT:** 1988  
**PARKING RATIO:** 5.32/1,000  
**ZONING:** PC-Planned Commercial  
**COUNTY:** Montgomery  
**MARKET:** Cincinnati/Dayton  
**SUBMARKET:** Northeast Central Dayton

## LOCATION OVERVIEW:

Multiple suites available, located on the signalized corner of Taylorsville Road (265' frontage) and Brandt Pike (110' frontage).

## LEASE OFFERING:

Suite 7204 - 1,200 SF Available - \$1,650.00 per month, plus utilities  
Suite 7214 - 3,140 SF Available - \$4,317.50 per month, plus utilities

Stewart Devitt  
stewart.devitt@lee-associates.com  
D 513.588.1115

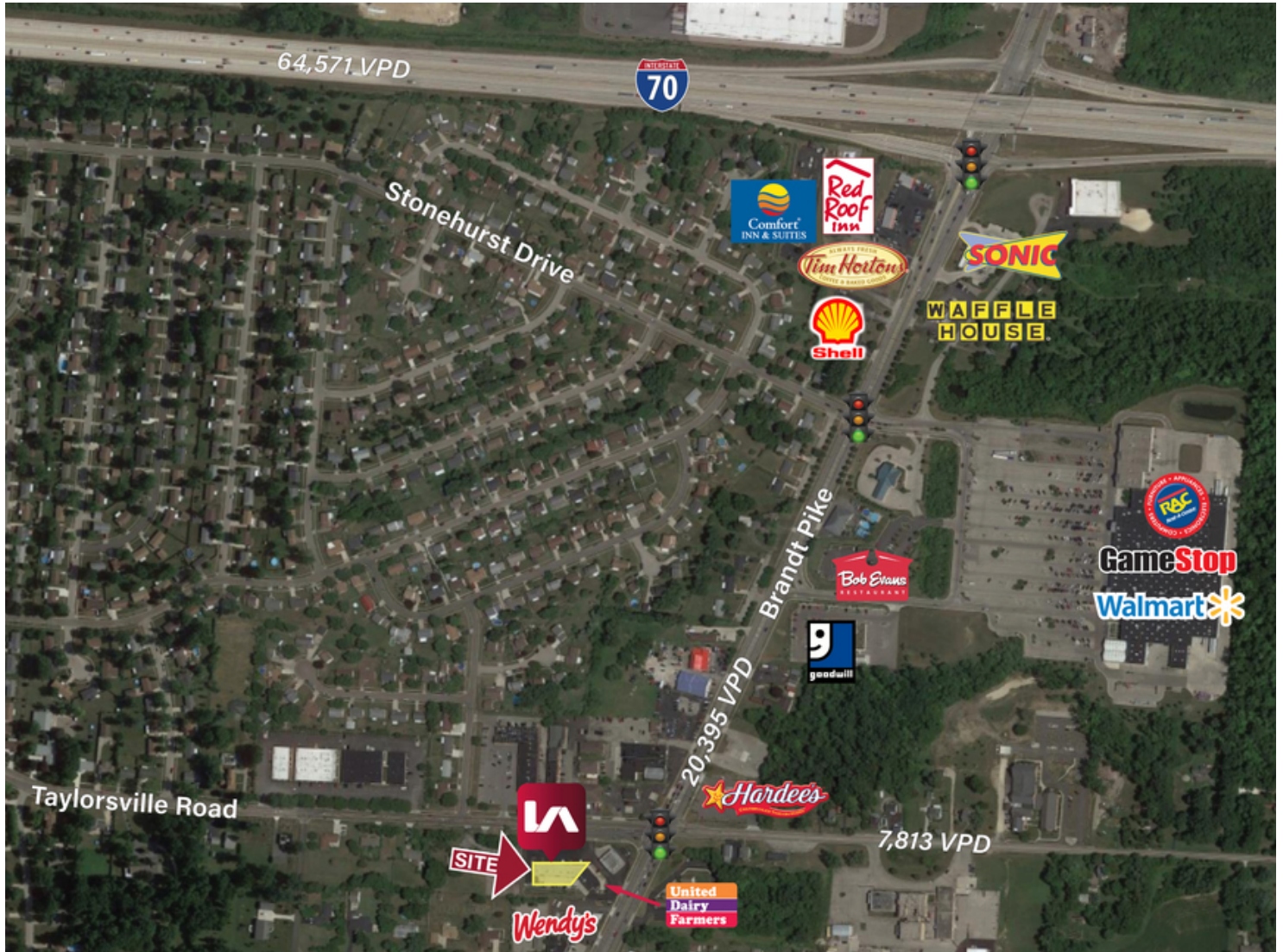
Dan McDonald  
dan.mcdonald@lee-associates.com  
D 513.588.1113

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# RETAIL FOR LEASE

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	8,325	48,996	81,509
Median age	34.0	36.1	37.2
Median age (Male)	33.2	34.6	36.0
Median age (Female)	35.4	37.3	38.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,041	18,133	30,495
# of persons per HH	2.7	2.7	2.7
Average HH income	\$65,743	\$67,347	\$65,177
Average house value	\$127,056	\$137,185	\$136,104

\* Demographic data derived from 2010 US Census

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