

# Office Condo For Sale/Lease

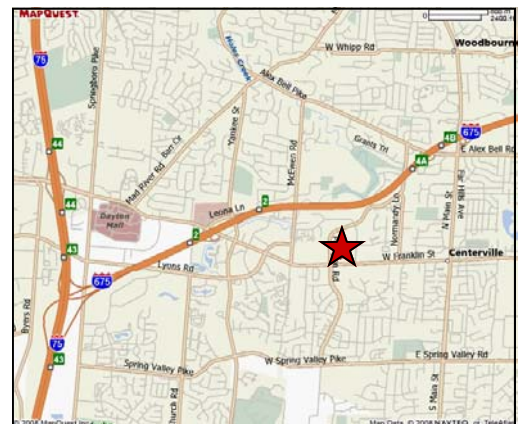
**RICHARD**  
**FLAGEL REALTY**  
INC.  
RETAIL • OFFICE  
SALES • LEASING • MANAGEMENT



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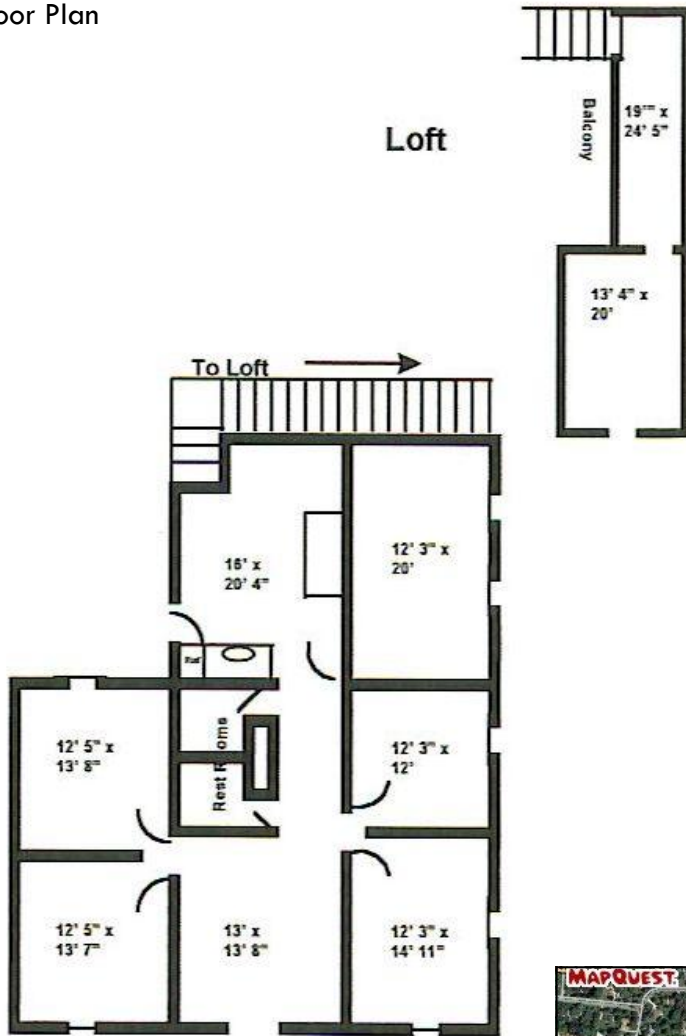
7915 Washington Woods Dr.  
Dayton, Ohio 45459

2,450 sf Office Condo available for Sale/Lease  
1 story plus 730 sf loft  
Sale price: \$232,750  
Affordable Lease Rate  
30+ Restaurants in a 1 mile radius  
Convenient to I-675; shopping and entertainment  
In Washington Township; no city income tax



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"The information submitted herein is not guaranteed. Although obtained from reliable sources,  
it is subject to errors, omissions, prior sale and withdrawal from the market without notice."





**Demographics:**

	Average
<u>Population</u>	<u>Household Income</u>
1 Mile - 6,863	1 Mile - \$79,807
3 Mile - 56,511	3 Mile - \$94,473
5 Mile - 150,680	5 Mile - \$89,020

