

Medical/Office For Lease

RICHARD
FLAGEL REALTY
INC.

RETAIL • OFFICE
SALES • LEASING • MANAGEMENT

GREAT VISIBILITY



Lamplighter Square
5583 Far Hills Ave.
Washington Twp., OH 45459

Mike Thuenen
937-433-4123 ext. 215
937-433-4093 (Fax)
mthuenen@flagelrealty.com
www.flagelrealty.com

12,072sf For Lease

1 Story w/ basement in prime Centerville location.

1st story is 6,456sf and basement is 5,616sf

Great visibility from Far Hills.

Basement can be used for medical storage, training space, classrooms, administrative offices, etc.

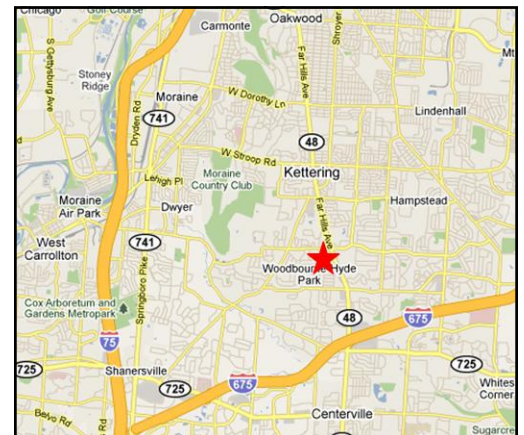
Previous tenants include urgent care, insurance and real estate firms.

Easily accessible for clients and employees.

Storage and loading area make operation convenient.

Would be great for service-oriented businesses.

27,600 cars pass per day on Far Hills Ave.!



Demographics:

	Average
<u>Population</u>	<u>Household Income</u>
1 Mile - 7,505	1 Mile - \$82,026
3 Mile - 74,464	3 Mile - \$69,919
5 Mile - 188,007	5 Mile - \$65,284



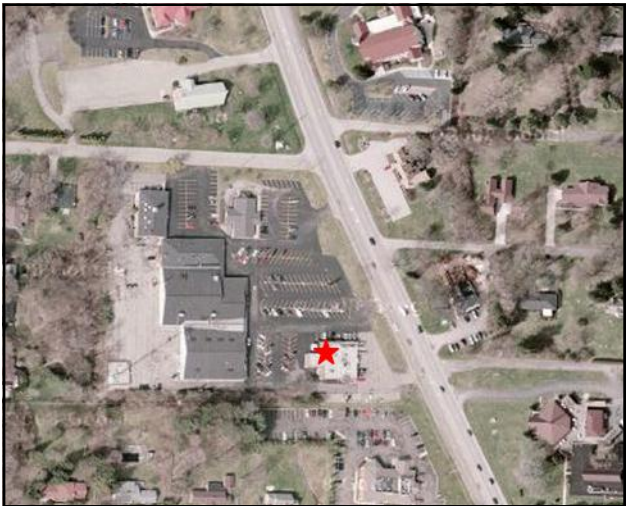
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Convenient Location



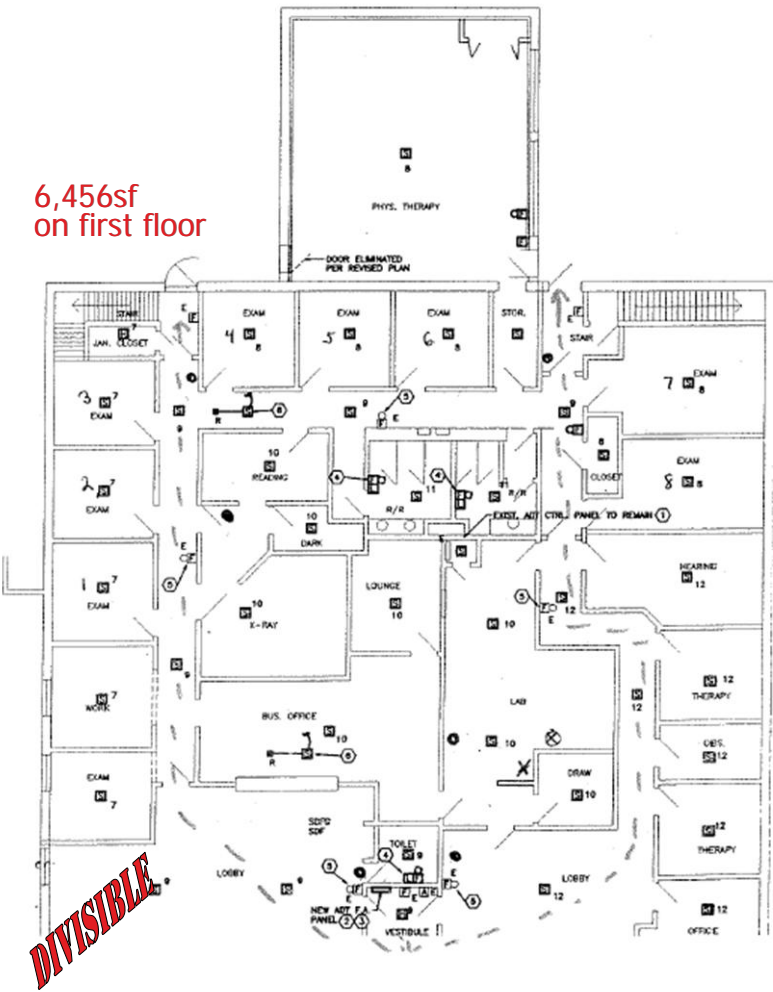
Proximity to I-75, I-675, Centerville and Kettering



Lab Testing Area



Exam Room



6,456sf on first floor

DIVISIBLE



Reception Area

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8/19/10