

# Medical/Office For Lease

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**FLAGEL REALTY**  
INC.

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**GREAT VISIBILITY**

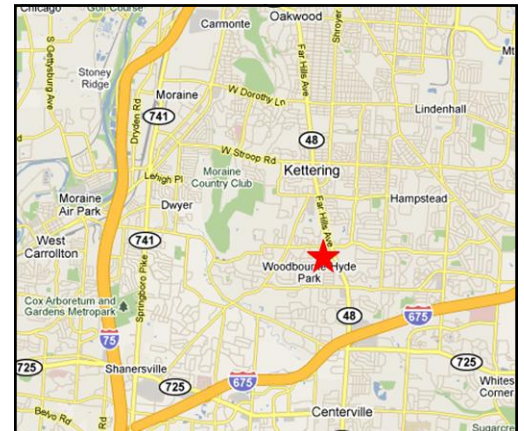


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## Lamplighter Square 5583 Far Hills Ave. Washington Twp., OH 45459

### 5,586sf - 11,202sf For Lease

- 1 story w/ basement in prime Washington Twp. location near Centerville
- 27,600 cars pass per day on Far Hills Ave.
- Several exam rooms, lab testing area and reception/waiting room
- Basement could be used for medical storage, training space, classrooms, 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



#### 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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"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."



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## Convenient Location



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



Lab Testing Area

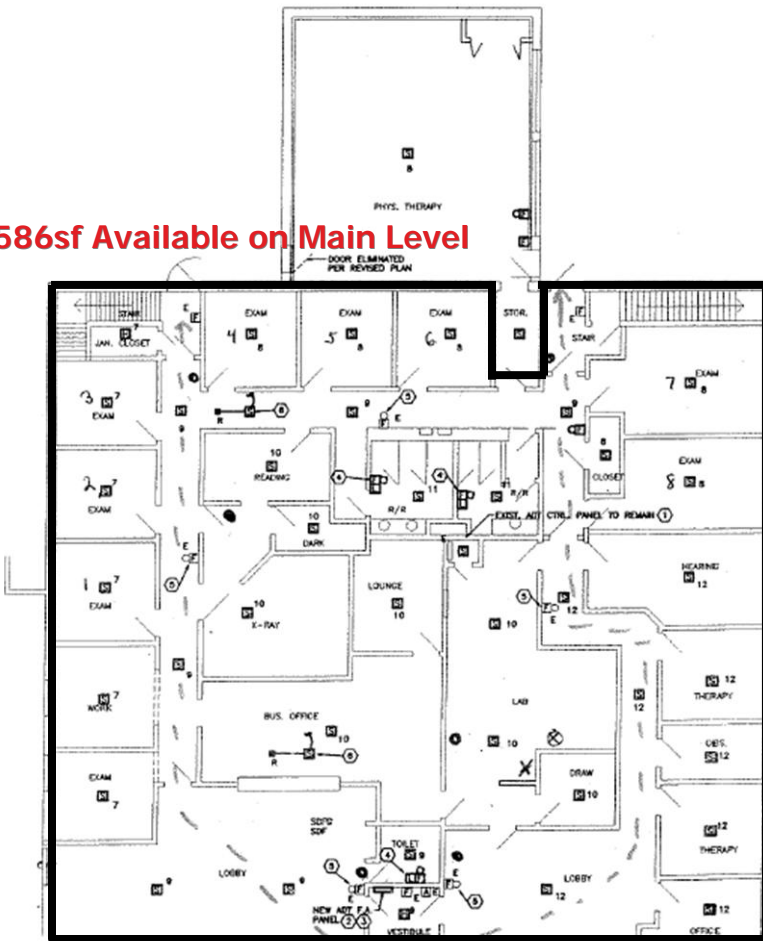


Several Exam Rooms



Reception Area

5,586sf Available on Main Level



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3/21/11

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