

# Office/Retail for Lease

**RICHARD  
FLAGEL REALTY  
INC.**

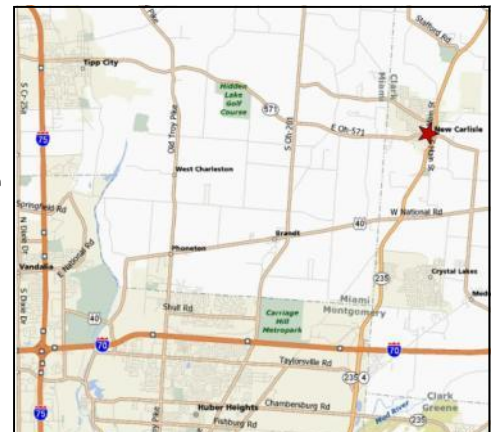
RETAIL • OFFICE  
SALES • LEASING • MANAGEMENT



Park Layne Shopping Center  
SR 235 & Styer Dr.  
New Carlisle, OH

Elden Young  
937-433-4123 ext. 208  
937-433-4093 (Fax)  
eyoung@flagelrealty.com  
www.flagelrealty.com

- 560sf - 1,980sf available
- On SR 235 between I-70 & New Carlisle  
in The Park Layne Subdivision
- Will remodel for qualified tenant



<i>Demographics: Population</i>	<i>Average Household Income</i>
1 Mile - 4,227	1 Mile - \$48,336
3 Mile - 10,391	3 Mile - \$51,567
5 Mile - 47,271	5 Mile - \$56,072



8120 Washington Village Drive, Dayton, Ohio 45458 • 937-433-4123 • 937-433-4093 Fax  
"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."



**SITE PLAN:**



- 1. **AVAILABLE 560sf**
- 2. **AVAILABLE 650sf**
- 3. **AVAILABLE 1,174sf**

11A. **AVAILABLE 1,980sf**