

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

PROFESSIONAL  
REALTY



# 3634 Watertower Lane

Dayton, OH 45449

Exclusively Represented By:

**Tushar Mehta**

Sales Associate

937 554 0922

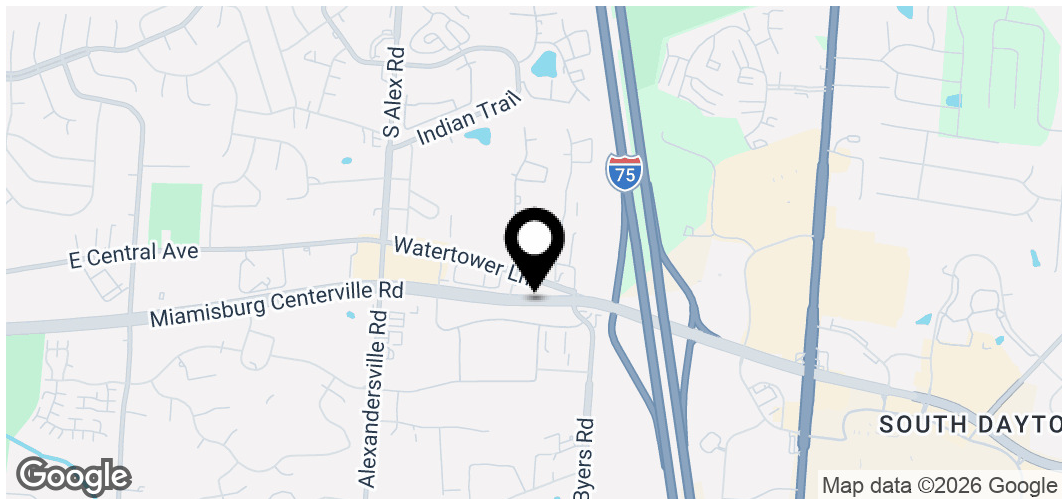
tmclassicrealestate@gmail.com

OFFICE SPACE FOR LEASE

# 3634 Watertower Lane

Dayton, OH 45449

FOR LEASE  
Executive Summary



## Offering Summary

|               |                |
|---------------|----------------|
| Lease Rate    | \$12 SF/yr     |
| Lease Type    | Plus Utilities |
| RSF Available | 1,430 SF       |
| Site Size     | 0.28 Acres     |
| Year Built    | 1989           |

## Property Overview

PRIME ±1,430 SF FIRST-FLOOR OFFICE | LESS THAN 1 MILE FROM I-75

Excellent opportunity to lease an attractive ±1,430 SF first-floor office suite in a highly convenient location just off SR 725 and less than one mile from I-75. The first floor consists of only three suites, with the other two occupied by the property owner, offering a quiet, professional and well-maintained business environment. Separate men's and women's restrooms are conveniently shared only with the owner's suites.

Excellent interstate access and convenient proximity to area businesses, restaurants, retail and services. Landlord pays real estate taxes and trash; tenant is responsible for utilities and contents insurance. Ideal for professional, financial, insurance, consulting, administrative, medical or other office users.

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**Berkshire Hathaway HomeServices  
Professional Realty**  
8280 Yankee Street  
Dayton, OH 45458  
937.436.9494  
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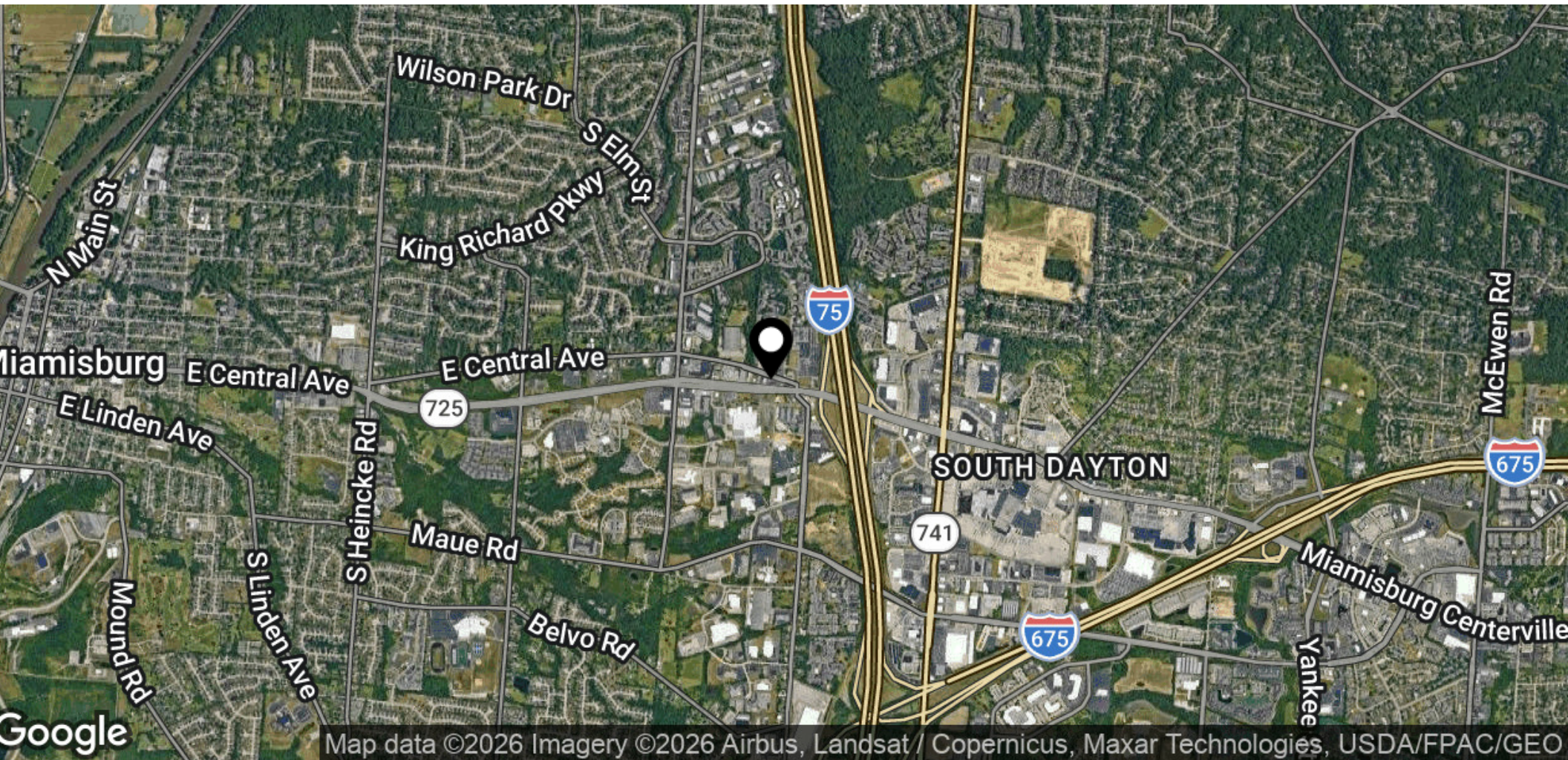
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Location Map



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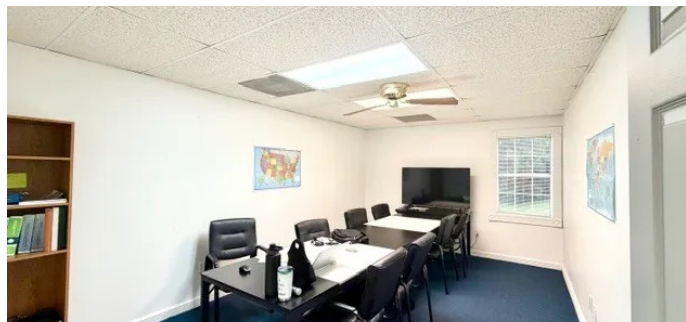
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Additional Photos



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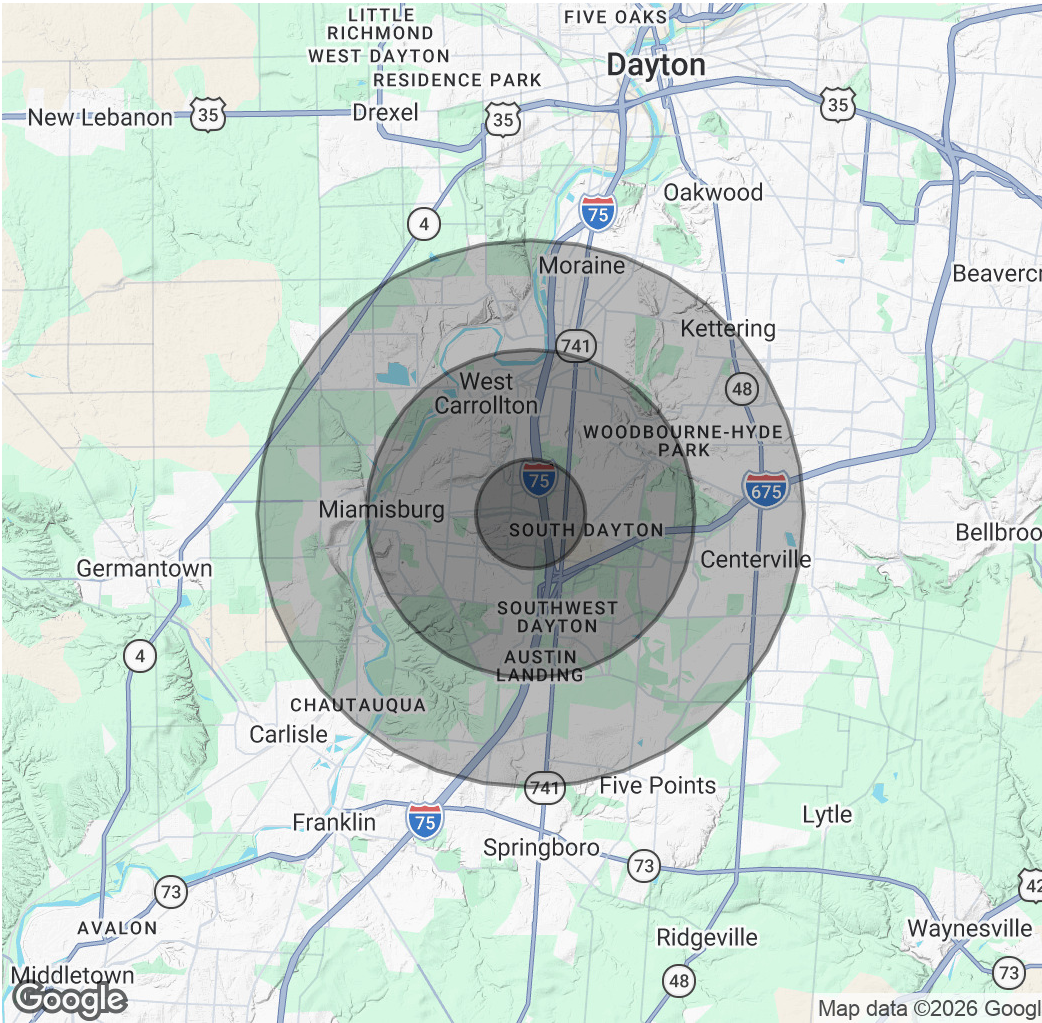
FOR LEASE

Demographics Map & Report

| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 7,968  | 62,642  | 127,762 |
| Average Age          | 38.9   | 39      | 41.1    |
| Average Age (Male)   | 34.5   | 36.6    | 38.6    |
| Average Age (Female) | 41.1   | 41.2    | 43.1    |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,914     | 27,228    | 54,290    |
| # of Persons per HH | 2         | 2.3       | 2.4       |
| Average HH Income   | \$79,147  | \$94,957  | \$104,625 |
| Average House Value | \$165,373 | \$218,771 | \$247,207 |

2023 American Community Survey (ACS)



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