

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY



COMMERCIAL DIVISIONSM

5700 Far Hills Ave

Dayton, OH 45429



Laurie Westheimer
Sales Associate
937 344 3478
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OFFICE SPACE FOR SALE / LEASE

5700 Far Hills Ave

Dayton, OH 45429

FOR SALE / LEASE

Property Summary



Property Description

Situated on nearly one-half acre in desirable Washington Township, the property combines outstanding visibility, convenient accessibility, and abundant on-site parking—making it an excellent opportunity for owner-users, professional service firms, medical practices, financial institutions, or investors seeking a quality commercial asset.

The flexible two-level floor plan can accommodate a variety of business operations and offers the potential for single-tenant occupancy or multiple office suites. Large windows provide abundant natural light, while the building's attractive residential-style architecture creates a welcoming environment for clients and employees alike.

Located minutes from I-675, SR-48, and the Dayton metropolitan area, the property benefits from exceptional connectivity while being surrounded by established residential neighborhoods, professional offices, healthcare providers, and retail amenities.

Offering Summary

Sale Price:	\$495,000
Lease Rate:	\$17 SF/yr (NNN) \$5 CAM
Available SF:	2,500 SF
Lot Size:	0.48 Acres
Building Size:	2,500 SF

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Berkshire Hathaway HomeServices
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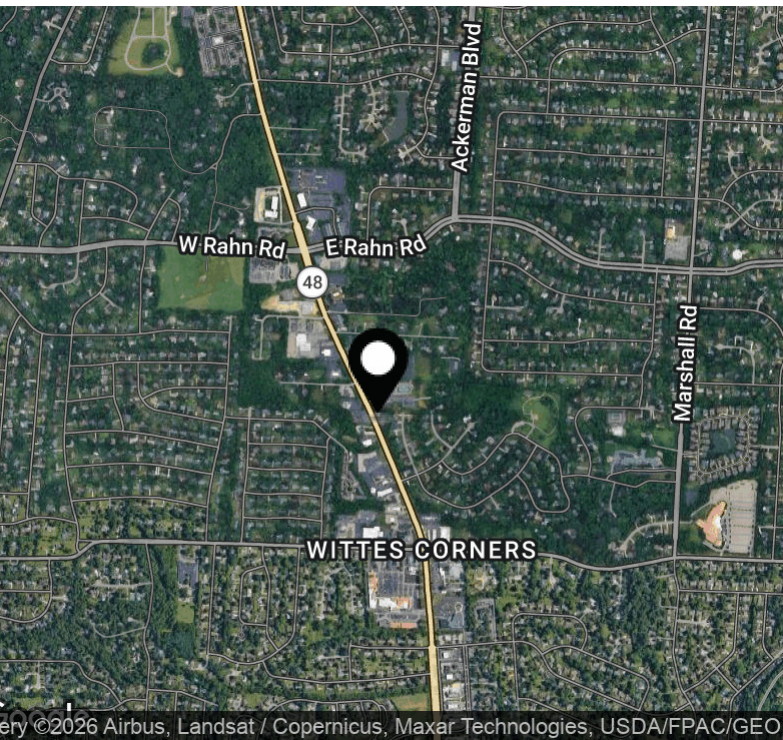
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Property Details & Highlights



Property Type	Office
Property Subtype	Office Building
APN	O67 03709 0054
Building Size	2,500 SF
Lot Size	0.48 Acres
Building Class	C
Year Built	1965
Number of Floors	2
Number of Buildings	1

- Approximately 2,500 SF professional office building
- Free-standing building on almost 1/2 an acre
- Exceptional frontage and visibility on Far Hills Avenue
- Traffic counts exceeding 33,000 vehicles per day
- Ample on-site surface parking
- Prime Washington Township location with convenient regional access and no municipal taxes

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Lease Spaces



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,500 SF	Lease Rate:	\$17 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
5700 Far Hills Ave	Available	1,000 SF	NNN	\$17.00 SF/yr	Ground Level, \$5 CAM.
5700 Far Hills Ave	Available	1,500 SF	NNN	\$17.00 SF/yr	Upper Level, \$5 CAM.

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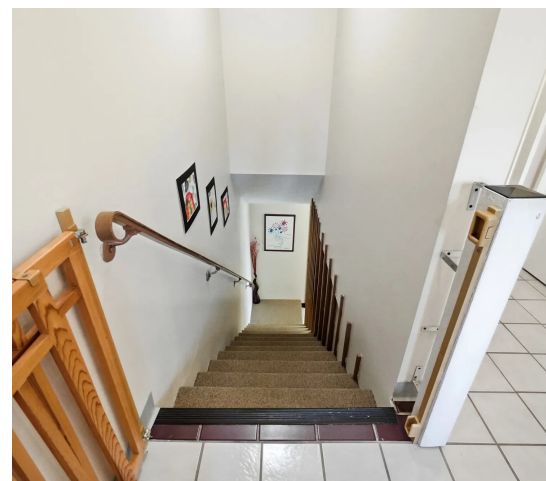
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Additional Photos



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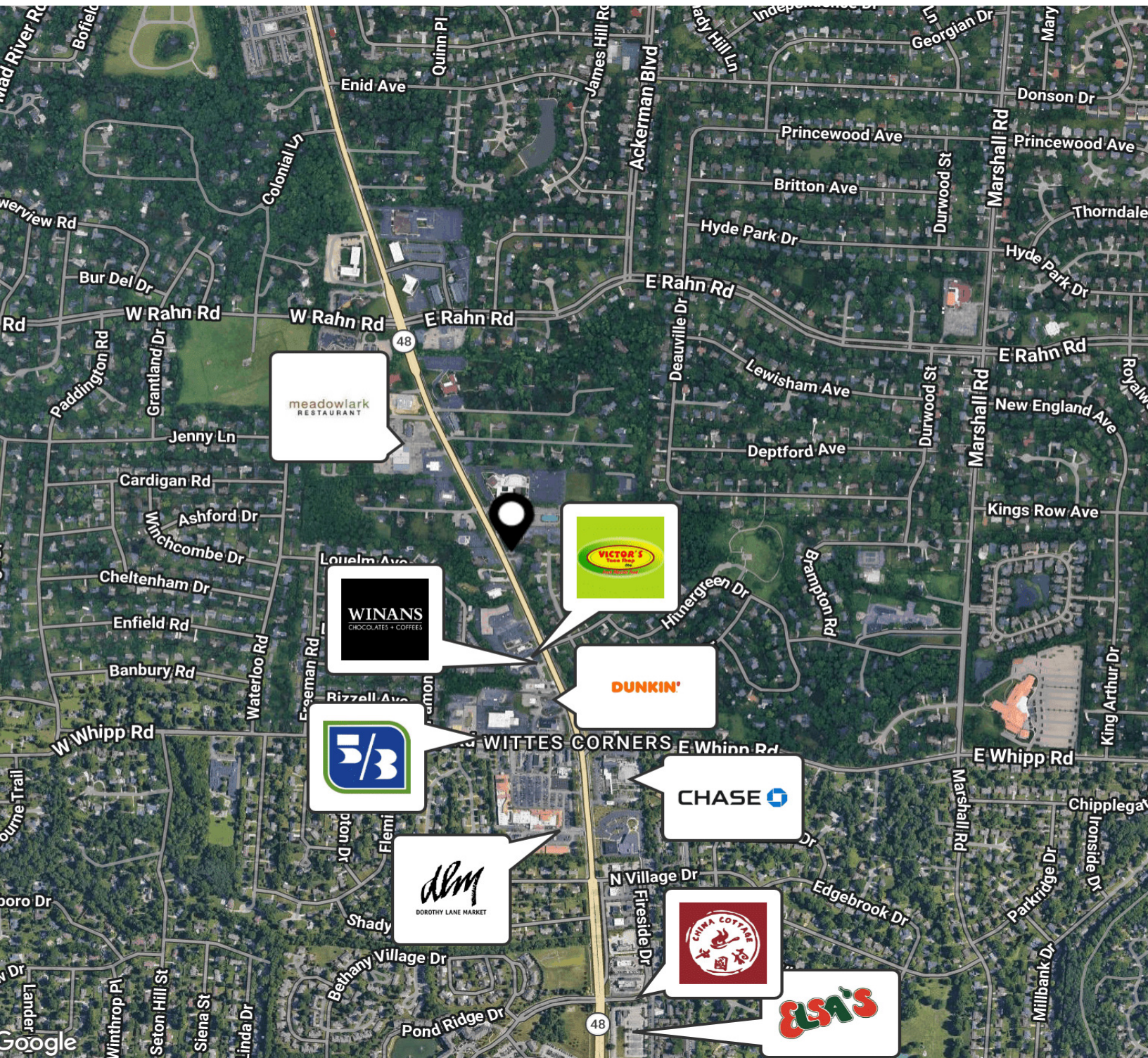
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Location Map



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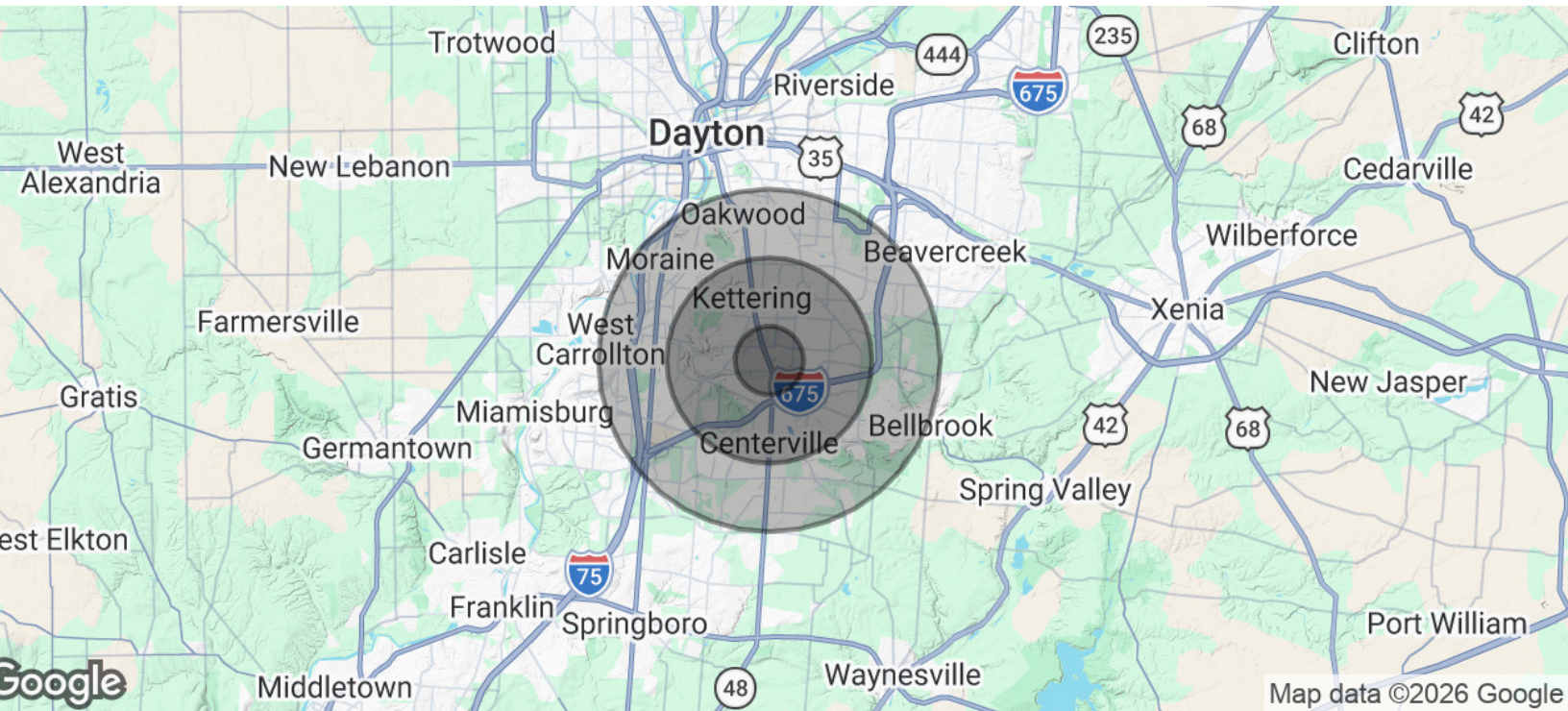
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	7,099	73,300	190,273
Average Age	50	43.8	41.7
Average Age (Male)	45.7	40.3	39.6
Average Age (Female)	52.2	46.2	43.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,094	33,228	84,701
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$116,100	\$104,528	\$104,067
Average House Value	\$276,171	\$261,361	\$247,425

2023 American Community Survey (ACS)

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Advisor Bio 1



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