

For Sale | Office Building

5270 Springboro Pike | Moraine | Ohio | 45439

FEATURES

- Located in the City of Moraine
- Corner lot with State Route 741 frontage
- Two points of ingress and egress
- Neighborhood Business zoning allows for multiple uses
- Building addition in 1996
- Parking options include eight striped spaces and a three car garage
- Large Conference Room
- Less than one mile from I-75, Exit #47
- Some building plans on file

AREA DEMOGRAPHICS

* Full demographics can be provided on request



Total Population

(1 mile)	(3 mile)	(5 mile)
8,923	50,152	161,114



Total Households

(1 mile)	(3 mile)	(5 mile)
4,062	22,165	67,985



Projected Population Growth

(1 mile)	(3 mile)	(5 mile)
.06%	-.04%	-.08%



Total Household Projected Growth

(1 mile)	(3 mile)	(5 mile)
.10%	.02%	-.03%

Contact us:

Todd Cochran

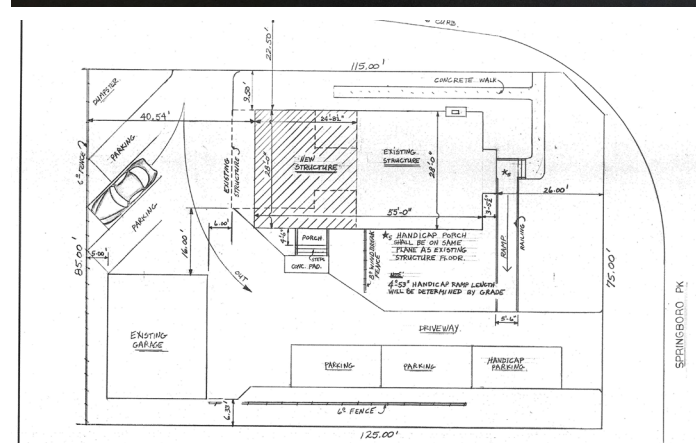
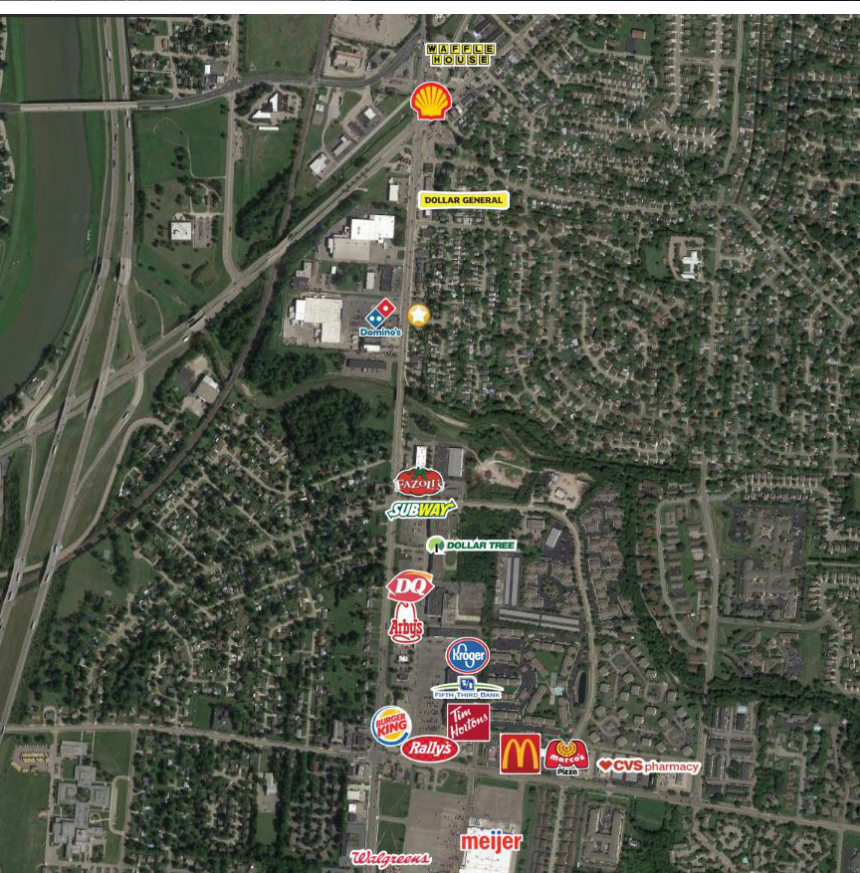
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CLOCKWISE FROM TOP:
Outside of building // Inside // Site Plan // Aerial

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Accelerating success.