

# FOR LEASE

DENTIST/MEDICAL OFFICE | 3,085 SF | 0.69 ACRES

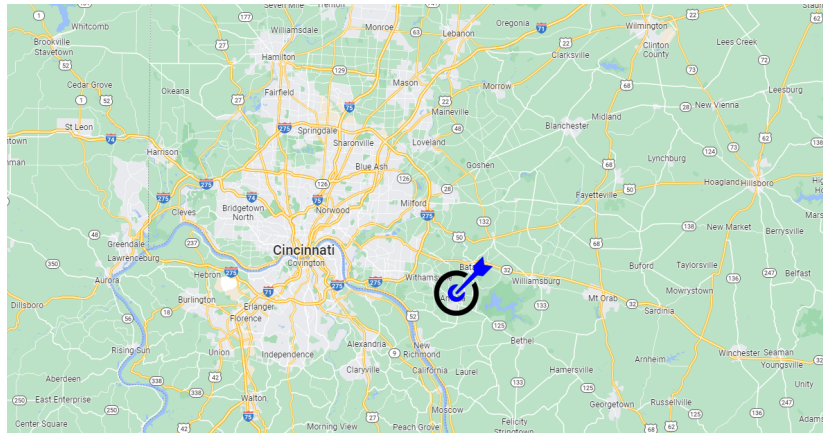
**93 E MAIN STREET**

AMELIA, OH 45102



## OFFERING SUMMARY

|                |   |
|----------------|---|
| Address        | 93 E Main Street (aka SR 125)<br>Amelia, OH 45102 |
| Rental Rate    | \$14.00/SF (NNN)                                  |
| Acreage        | 0.69 acres  |
| Square Footage | 3,085 SF   Dentist Office                         |
| County         | Clermont County                                   |
| Municipality   | Batavia Township                                  |
| Zoning         | B-2 Business                                      |
| Traffic Counts | 25,182 VPD  |



## PROPERTY OVERVIEW

3,085 SF former Dentist's office located on a corner lot (0.69 acres) along SR 125 in Amelia. Owner-occupied for 40+ years, well-maintained, and provides a near turnkey delivery for a dentist practice or other medical office user. Layout includes a waiting area, large receptionist desk, three (3) private offices, lab room, kitchenette, and six (6) exam rooms. Plenty of 2nd floor and lower level storage space. Large asphalt lot provides for plenty of off-street parking for staff and patients/guests. 25,182 vehicles per day along SR 125.

## MIKE BASTIN

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2181 VICTORY PARKWAY | SUITE 102

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