

Industrial Office Retail Investment Appraisal Consulting

# Full Service Real Estate Company



**Office for Lease**  
**1206 Archer Drive**  
**Troy, Ohio 45373**



**For Lease**  
**Only \$1,400/Month Gross**

Incredible Opportunity to join the tenant roster at this beautifully built and maintained building located in Troy, Ohio. Approximately 1,040 sf available now, which includes a well appointed reception area, three offices and open space. Restroom located in suite. This suite is fully built out and ready to go! Former use was a massage studio but this space is perfect for ANY Office User. Prime location with on site parking. Call NOW!

- 44,143 people living within a 5 mile radius
- \$70,219 Average Household Income
- Beautiful layout with expert finishes, like sky lights and crown molding
- Minutes from I-75

**Tammy Lambert**  
**Bruns Realty Group**  
3050 Tipp-Cowlesville Rd.  
Tipp City, OH 45371

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*All information regarding subject property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to error, omission, change of condition, prior sale, lease, financing or withdrawal from the market without notice.*



<b>1206 Archer Drive</b>			
	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>	<b>6,370</b>	<b>34,414</b>	<b>44,143</b>
<b>Ave HH Income</b>	<b>\$60,547</b>	<b>\$71,113</b>	<b>\$70,219</b>



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