

3121 Evelyn Dr., Beavercreek, OH 45434



FOR SALE

\$783,600

5,224 SF Medical Office Condo | \$150.00/SF

PROPERTY FEATURES

- **5,224 SF** medical office condominium move-in ready for an owner-user
- **5 private exam rooms** plus **2 flex rooms** used as overflow exam
- **Private physician's office**
- **Reception area** with patient waiting room
- **Large storage area** for supplies & records
- Attractive brick professional building with **monument sign panel** available
- Convenient surface parking at the front door

BUYER BENEFITS

- **Own vs. lease** – build equity & lock in occupancy costs
- Owner-user may qualify for **SBA 504 financing** with as little as 10% down*
- Potential **depreciation & tax advantages** of ownership*
- Established **medical corridor** near Kettering Health & Soin Medical Center
- Just north of **US-35**, minutes to **I-675**; quick access to I-70 & I-75
- Near **Wright-Patterson AFB** (~38,000 workforce) & Wright State Univ.
- Affluent, educated market – **\$110K** median HH income



Parcel ID: B42000500080023400 | Greene County
Currently built out as a medical office

DEMOGRAPHICS	CITY OF BEAVERCREEK	5-MILE
POPULATION	48,134	137,330
HH INCOME	\$110,088	\$76,295

Sources: U.S. Census Bureau QuickFacts (2025 pop. est.; ACS 2020-24); 5-mile radius of Beavercreek, ACS 2024 5-yr. *Subject to lender approval; consult your tax advisor.

PAUL HOWE

Associate Broker
The Paul Howe Group
937-475-1963

paul.howe@cbcommercial-heritage.com
www.ThePaulHoweGroup.com



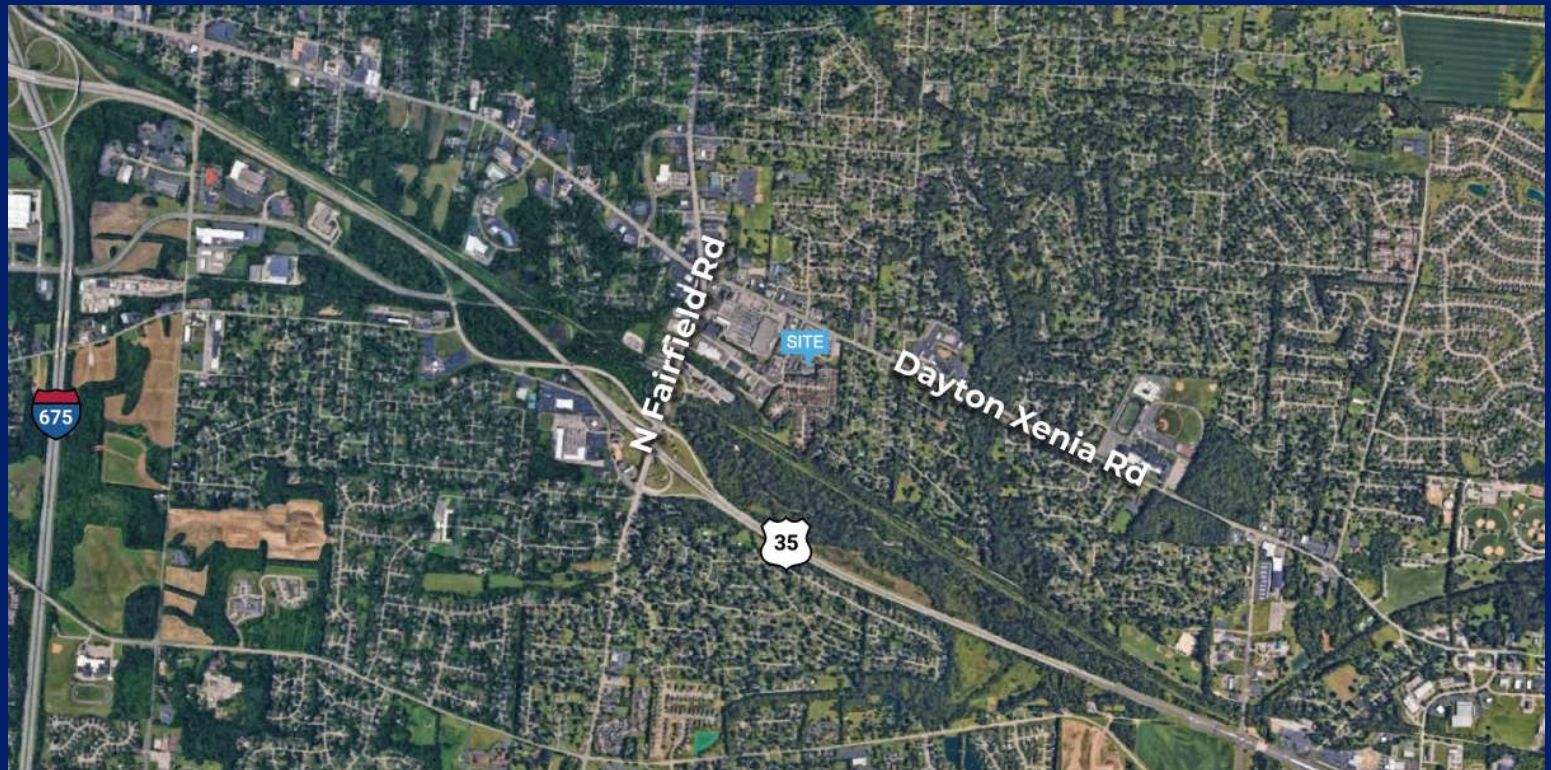
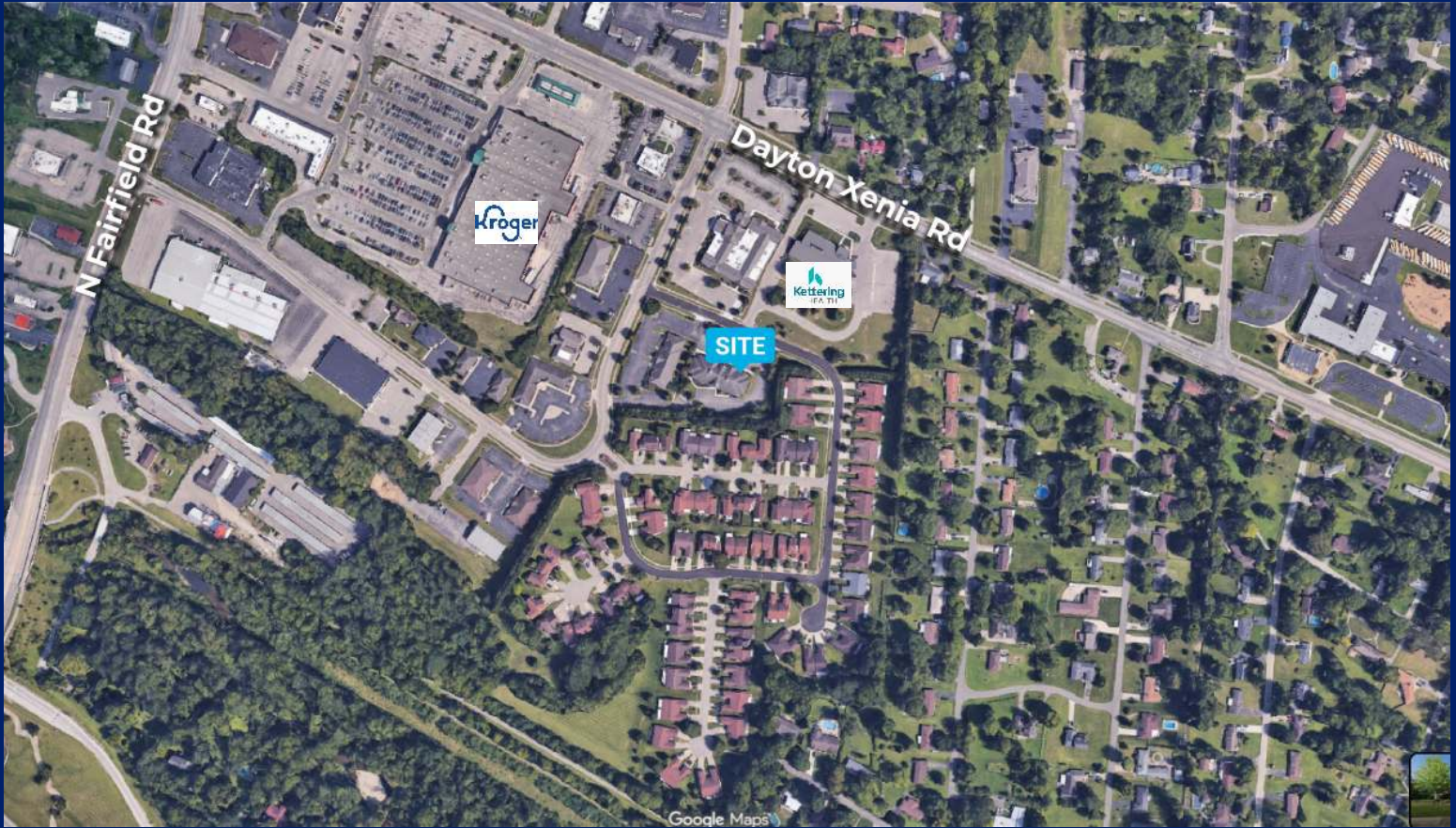
BROOKE MCDADE

Realtor®
937-728-2292
brooke.mcdade@cbishome.com
www.cbcworldwide.com



COLDWELL BANKER
COMMERCIAL

HERITAGE



The Paul Howe Group, Coldwell Banker Heritage, 937-475-1963 | paul.howe@cbcommercial-heritage.com

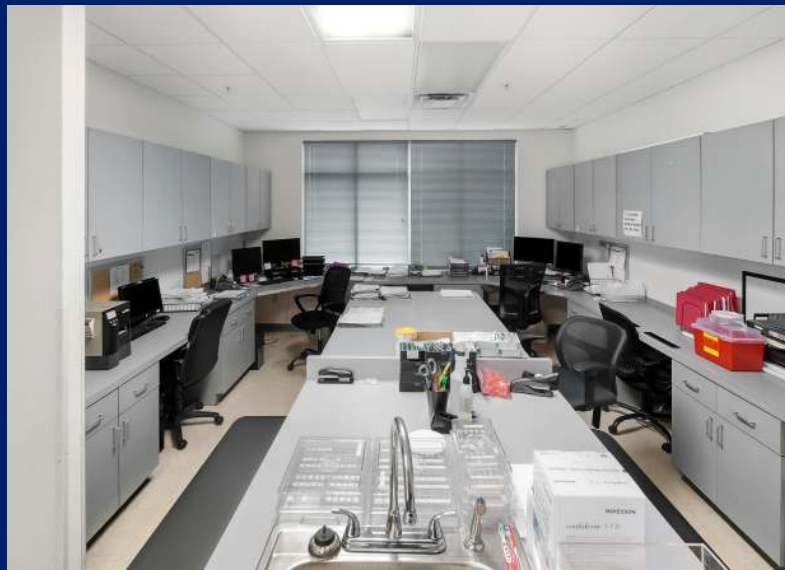
© 2026 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker® and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC. The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale, and withdrawal from the market without notice.





COLDWELL BANKER
COMMERCIAL

HERITAGE



The Paul Howe Group, Coldwell Banker Heritage, 937-475-1963 | paul.howe@cbcommercial-heritage.com

© 2026 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker® and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC. The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale, and withdrawal from the market without notice.





COLDWELL BANKER
COMMERCIAL

HERITAGE



The Paul Howe Group, Coldwell Banker Heritage, 937-475-1963 | paul.howe@cbcommercial-heritage.com

© 2026 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker® and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC. The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale, and withdrawal from the market without notice.

