



## Wright Health Building

1222 South Patterson Blvd., Dayton, Ohio 45402

### Property Features

- ±71,000 SF, 4-Story Medical Office Building
- Electronic Directory in Main Lobby
- Ample & Convenient On-Site Parking
- Built in 1993
- Prime Location Near Miami Valley Hospital, University of Dayton & downtown Dayton
- Easy Access to I-75
- Immediate Leasing Opportunities
- Competitive Lease Terms

**Lease Rate: Please Contact For Pricing**  
**[www.WrightHealthBuilding.Com](http://www.WrightHealthBuilding.Com)**



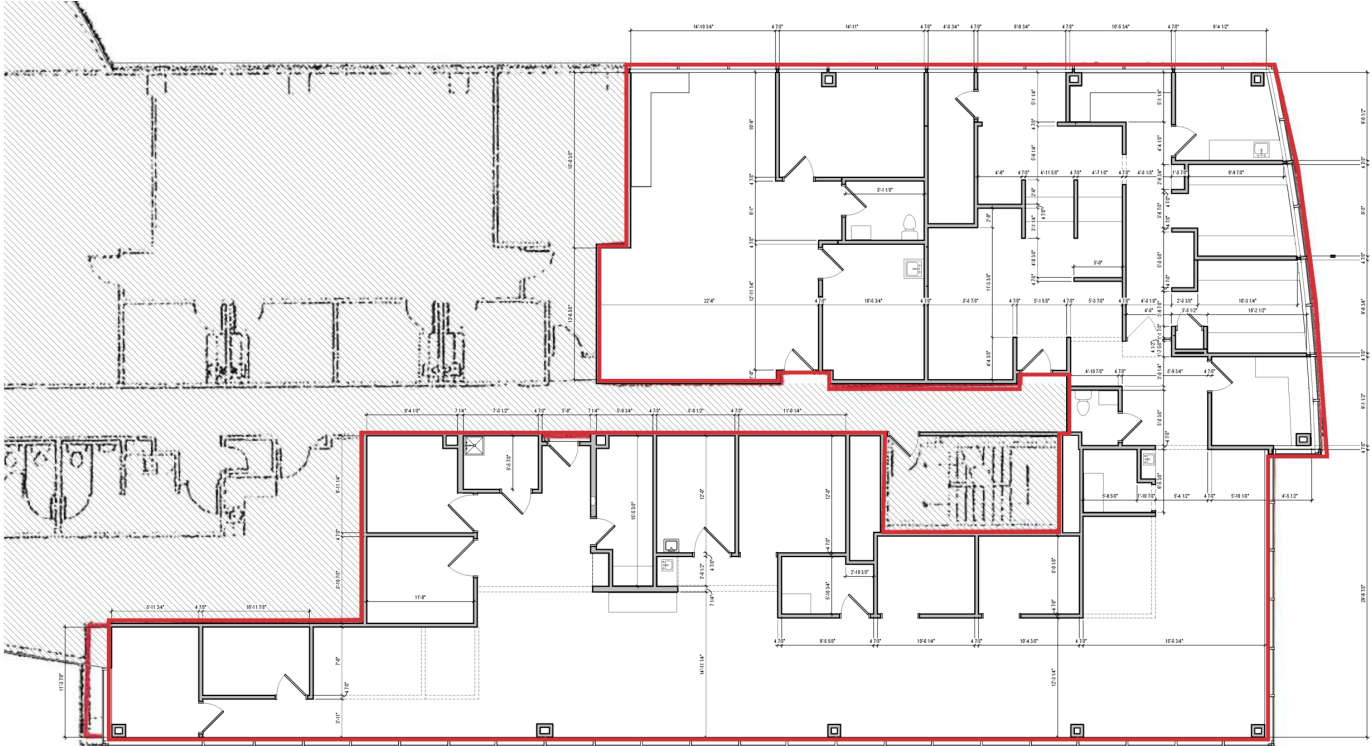
For more information:

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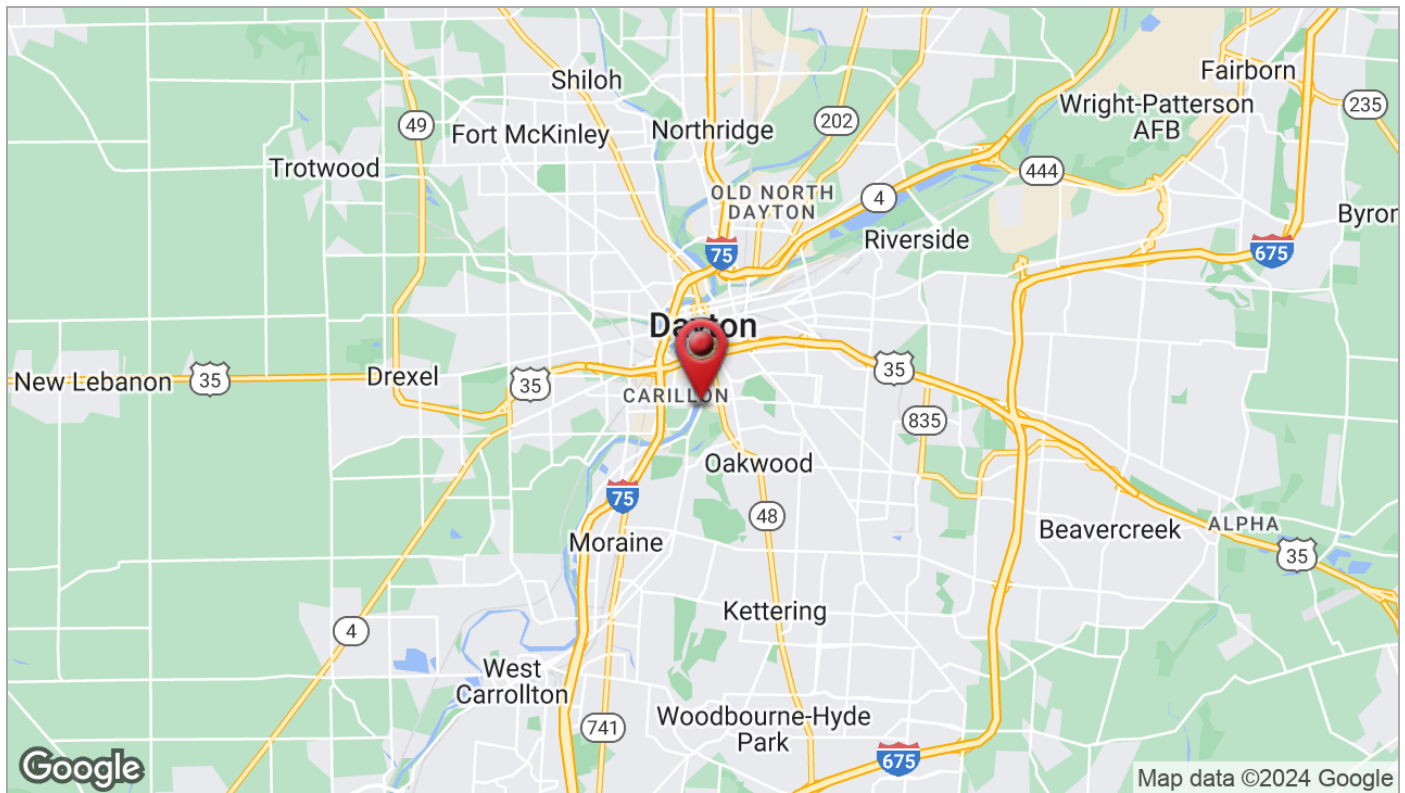
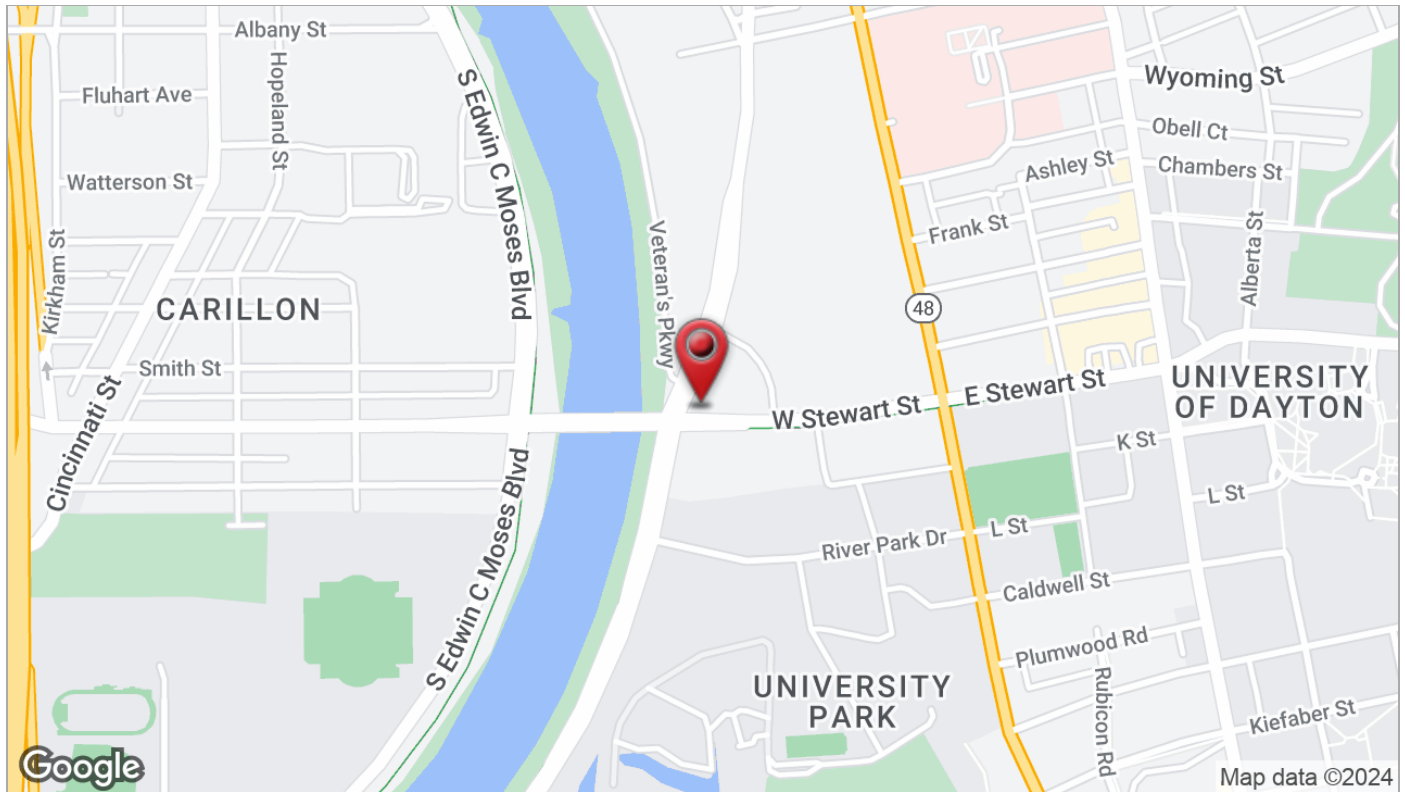
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 390	Medical	WITHHELD	WITHHELD	6,631 SF	9/1/2023



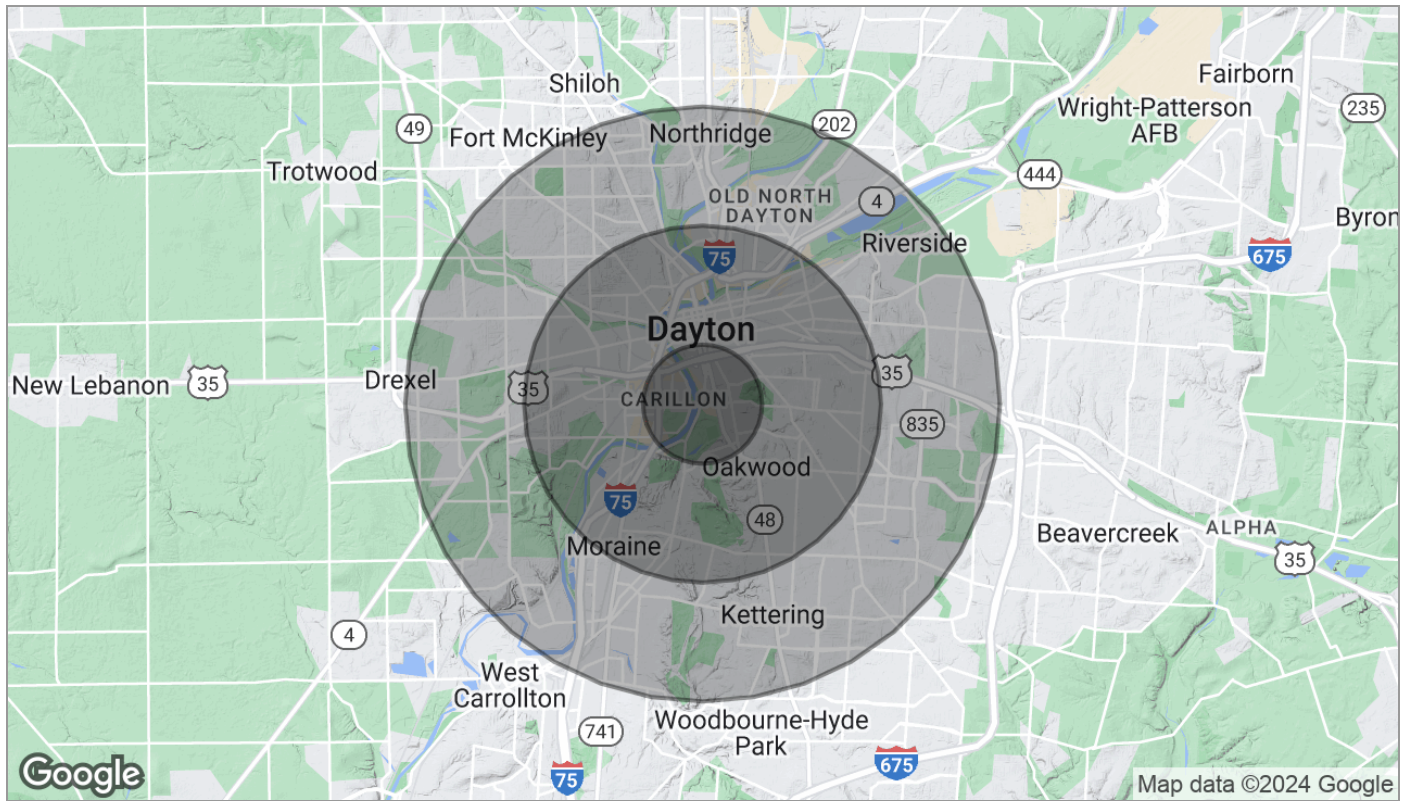
# Property Photographs







# Demographics Map



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,997	96,820	246,715
MEDIAN AGE	30.3	35.4	36.9
MEDIAN AGE (MALE)	31.7	33.7	35.0
MEDIAN AGE (FEMALE)	28.3	36.2	38.4
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,582	38,497	104,007
# OF PERSONS PER HH	3.5	2.5	2.4
AVERAGE HH INCOME	\$49,376	\$50,470	\$47,933
AVERAGE HOUSE VALUE	\$136,046	\$154,348	\$122,643

\* Demographic data derived from 2020 ACS - US Census