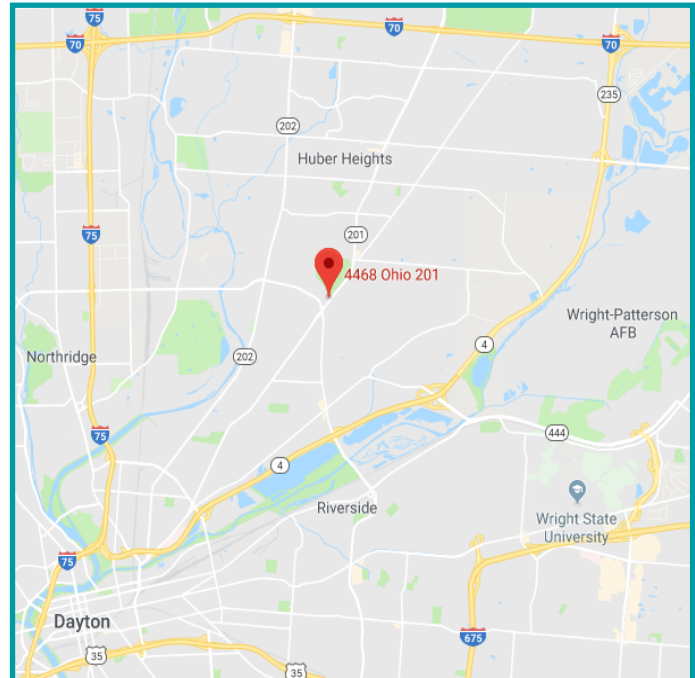




PROPERTY HIGHLIGHTS:

- 9,900 SF built out school space available!
- Kroger Anchored Shopping Center
- Join Kroger, Wright - Patt Credit Union, Aaron Rents, Chatime Boba Tea, and Armed Forces Recruiting Center
- Located close to the corner of Brandt Pike and Harshman Road. Located just minutes away from Wright - Patterson Air Force Base. Great space for Government contracting
- Monument signage at entrance
- 26,610 cars per day in front of center Brandt Pike and 29,542 on Harshman/Needmore
- Space located right next to newly remodeled Kroger Grocery Store
- For Lease \$12.00 NNN



For More Information, Please Contact:

Tracey Herron | Sr. VP of Leasing & Sales
Mobile: 937.216.4636
therron@equity.net

Bre Brown | Advisor
Mobile: 937.416.5553
brebrown@equity.net

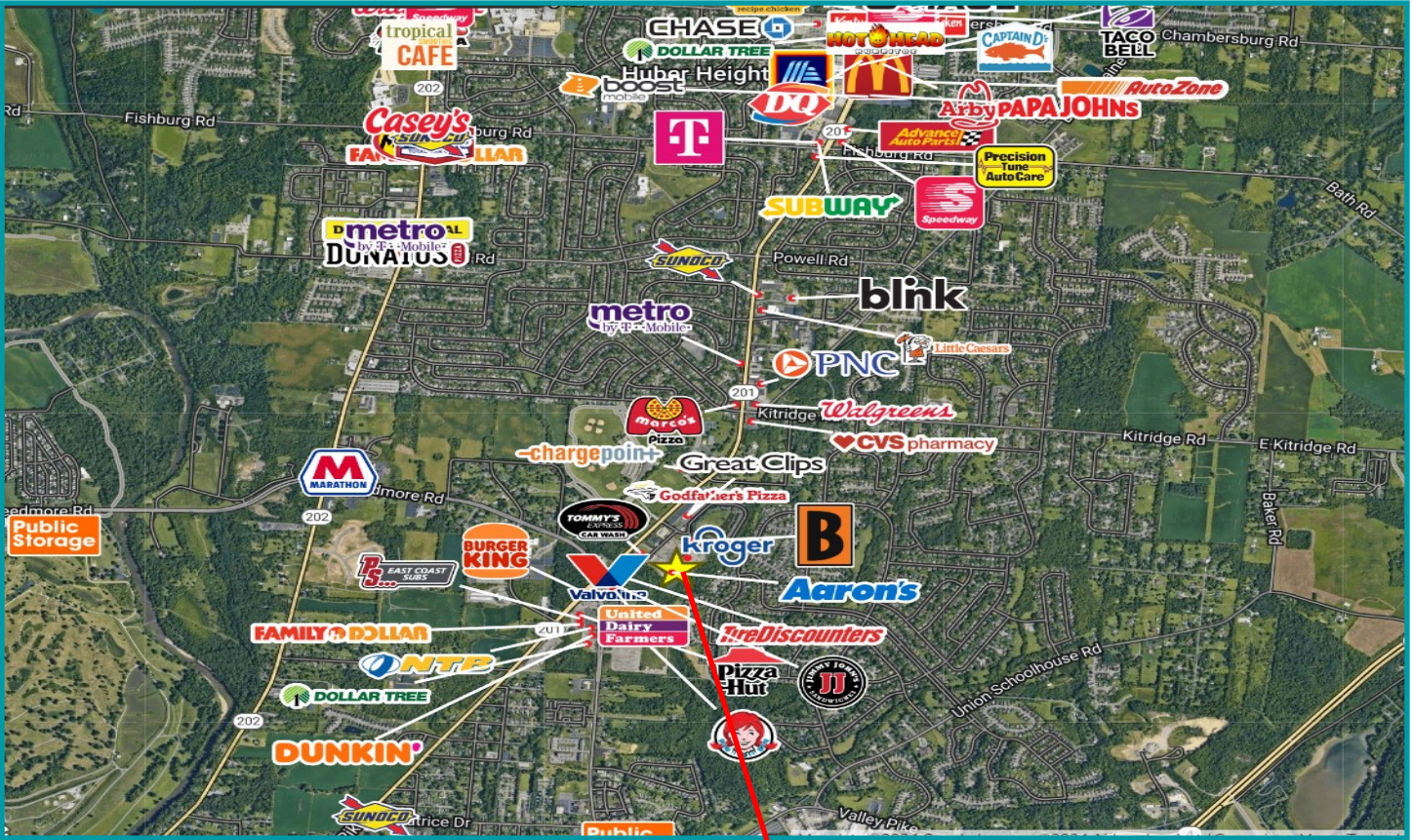


Commercial Real Estate Solutions®

Brandt Pike Place For Lease

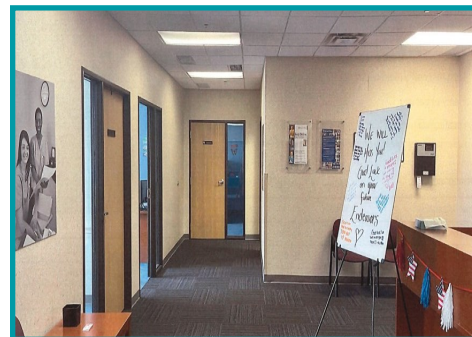
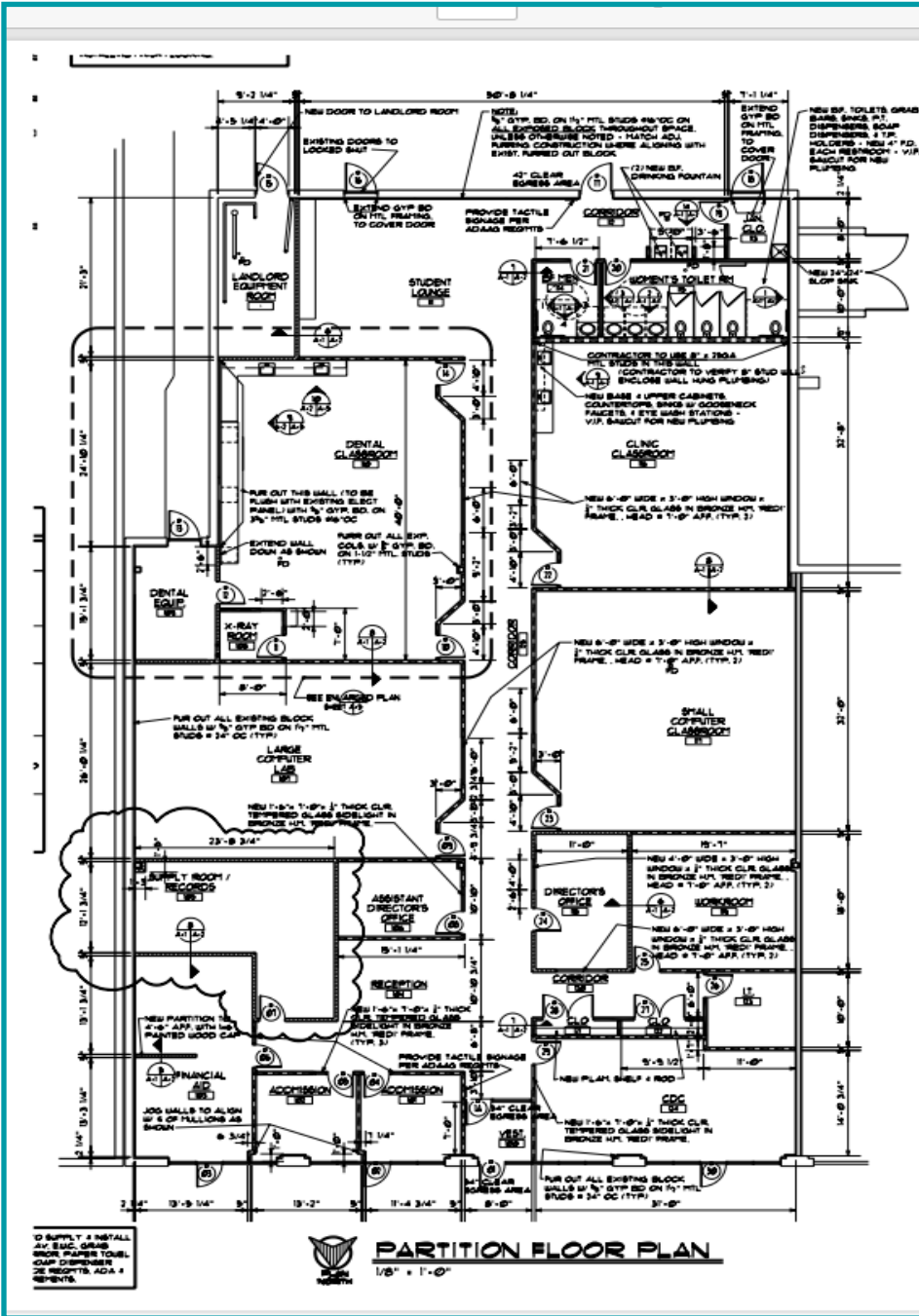
4468-4494 Brandt Pike and Harshman Road Dayton, OH 45424

TRADE AREA MAP / AERIAL MAP



www.equity.net | 937.291.1179 | 11 West Monument Avenue, Suite 506, Dayton, Ohio 45402

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner. 2022



Brandt Pike Place For Lease

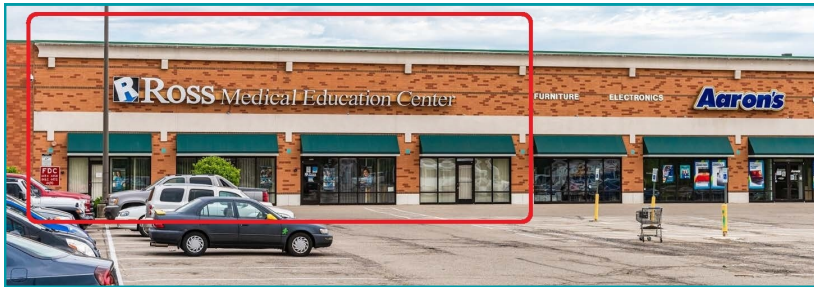
4468-4494 Brandt Pike and Harshman Road Dayton, OH 45424



Brandt Pike Place
4468-4494 Brandt Pike, Dayton, OH 45424



SUITE	TENANT NAME	SPACE SIZE
Suite 4462	Americans For Prosperity	2,000 SF
Suite 4470	Aaron's Rents	6,000 SF
Suite 4490	Available	9,900 SF
Suite 4458	Chatime	1,594 SF
Suite 4454	Armed Forces Recruiting Center	1,513 SF



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,440	43,552	140,041
Average HH Income	\$121,604	\$105,953	\$90,065
Daytime Population	1,360	15,043	86,979

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