



FOR LEASE!

1006-1018 E Dorothy Ln.
Dayton, OH 45419



OFFICE/RETAIL OPPORTUNITY ON BUSY ROAD!

PROPERTY FEATURES:

- 22,000 Cars Per Day!
- 1st Floor 2400 SF Retail Space
- 2nd Floor 2200 Office Space
- Spiral Staircase
- Large Kitchen Area- Ideal for Restaurant

\$2800/Month



- Commercial
- Investment
- CRE

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Fact Sheet

Price:	\$2,800/Month
Service Type:	Tenant Pays Interior Costs, Landlord pays Exterior Maintenance
County:	Montgomery
City:	Kettering
Space Size:	Lower Retail- 2400 SF Upper Office- 2200 SF
Parking Spaces:	Large Shared Parking Lot
Restrooms:	2 on first floor

Property Description:

On Dorothy Lane Road, with 22,000 Cars Driving by Daily, find a shopping center that invites business in. With a downstairs storefront space with a large front window, Customer Bathrooms, and a spacious showroom. The downstairs space would be ideal for a Restaurant, Coffee Shop, or Storefront. There is an established kitchen area in the back of the downstairs space. Up the spiral staircase is an office space with a large open area as well as several private office suites.



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DOWNSTAIRS SHOWROOM



DOWNSTAIRS KITCHEN AREA



UPSTAIRS OFFICE AREA





Real Estate Services



SURROUNDED BY NATIONAL CHAINS AND BELOVED LOCAL BUSINESSES



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