

FORMER RITE AID

1320 E. STROOP RD., KETTERING, OH 45429



For Sale or Lease / Free-Standing Retail Building



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RETAIL SPACE

11,425 SF
1.2 Acres

PRICE

\$15.00/SF NNN
Taxes: \$109K/YR
(Cam & Insurance: self maintained)

NEIGHBORING TENANTS

Trader Joe's, TJ Maxx, Meijer, Petco, Panera Bread, First Watch, Buffalo Wild Wings & much more.

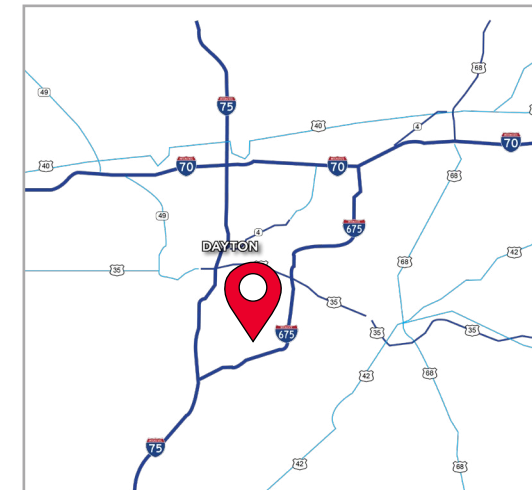
COMMENTS

- 11,425 SF Former Rite Aid in Kettering, Ohio
- Two (2) Drive-Thru Lanes
- 50± Parking Spaces
- Traffic Count Total = 32,800 VPD
 - » E Stroop Rd - 20,700 VPD
 - » N Marshall Rd - 12,100 VPD
- Corner lot with full ingress & egress at signalized traffic light
- Large population demographic within a (5) mile radius
- Located (1) mile East of Trader Joe's and (3) miles West from The Greene & I-675

NEIGHBORHOOD DEMOGRAPHICS



	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	11,353	\$87,074	8,803
3 Miles	86,435	\$99,330	59,185
5 Miles	201,366	\$100,182	150,125



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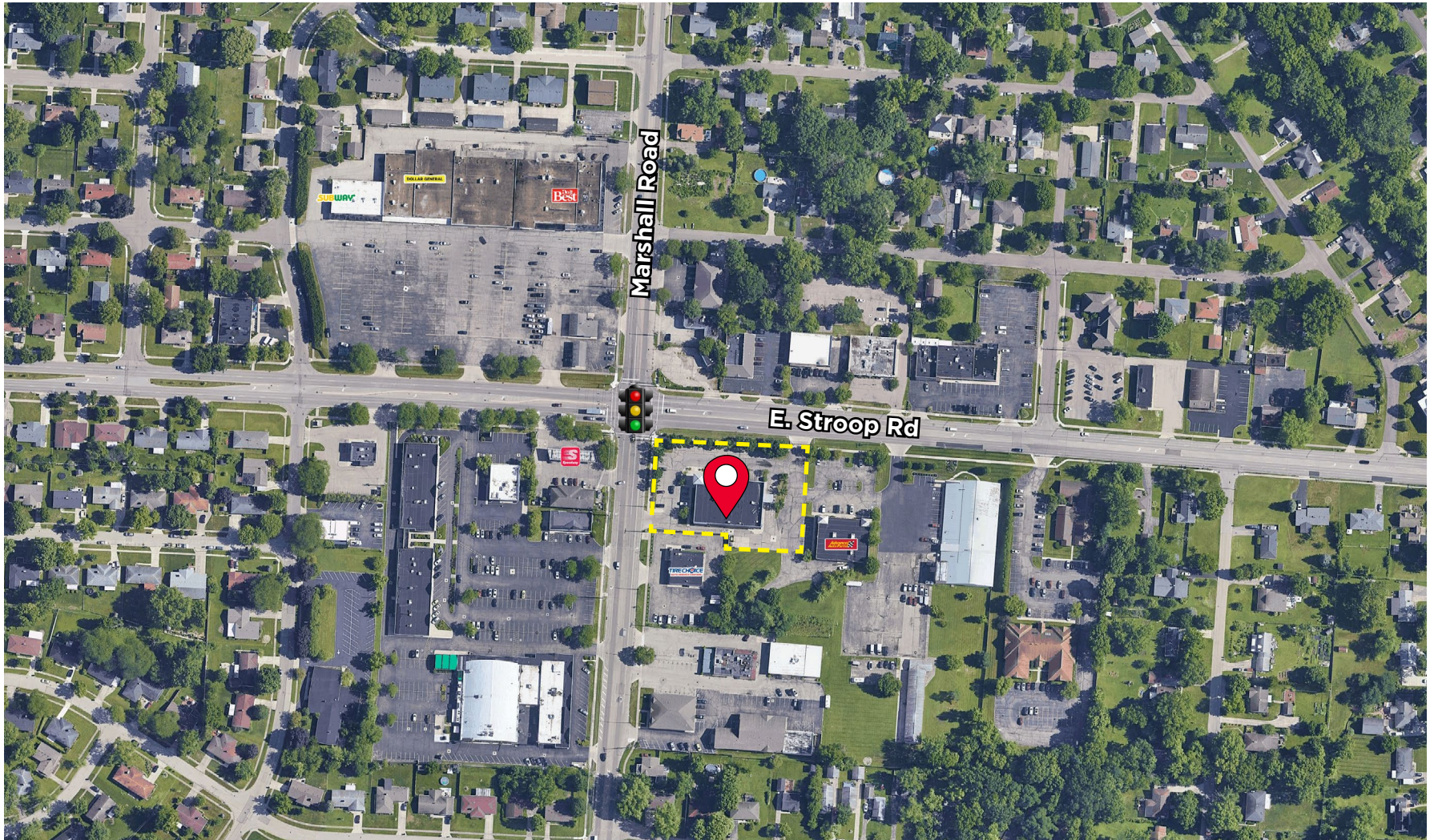


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