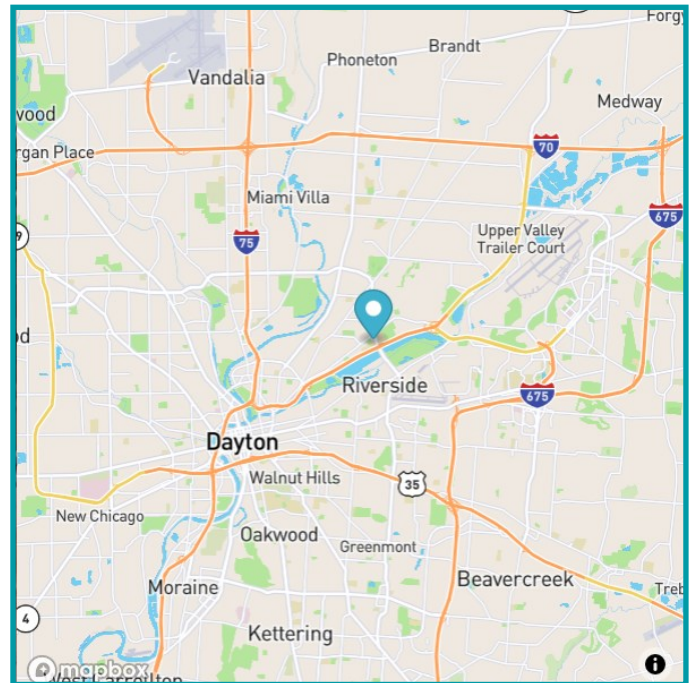




**PROPERTY HIGHLIGHTS**

- 5,140 SF Freestanding Building; Built in 1988
- 1.44 +/- acre building or outparcel available for sale or ground lease Parcel # I39 00417 0001 and I39 00417 0011
- Located 0.2 miles north of Route 4
- Next to Tim Horton's and Mc Donald's with dedicated turn lane
- 1.4 miles north of Wright Patterson Air Force Base and National Museum of the U.S. Air Force. Wright State University is only 3 miles southwest with a campus of almost 20,000 students / staff and surrounded by residential housing
- Across the street from Stebbins High School.
- Existing pylon signage on-site, right off bus line
- Over 22,500 cars per day on Harshman and 31,250 cars per day on Route 4!
- ~~For Sale: \$575,000~~ **Reduced to: \$565,000!**

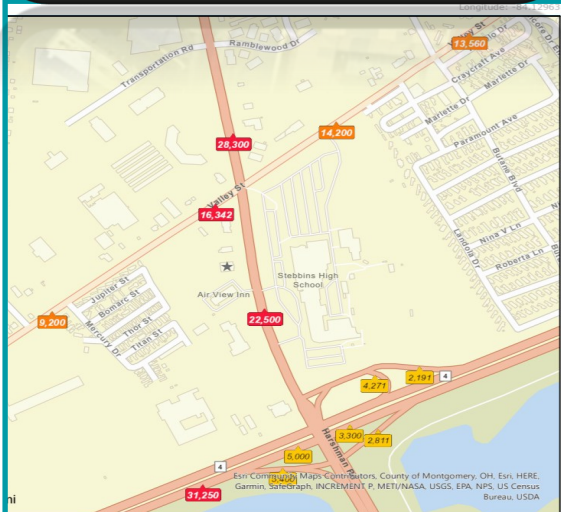
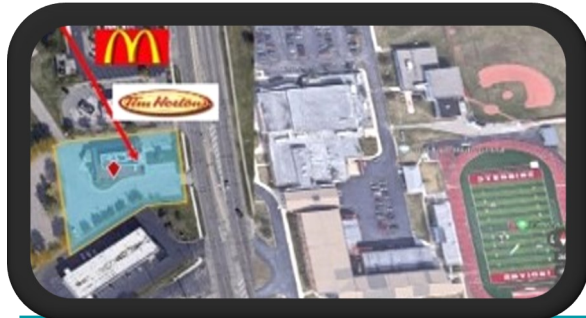


**For More Information  
Please Contact:**

**Tracey Herron**  
Sr. V.P of Sales and Leasing  
**937.216.4636 MOBILE**  
**therron@equity.net**



**1.44 +/- Acre Outparcel Pad Available for Ground Lease - Building can be torn down**



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
<b>Population</b>	5,139	55,187	187,327
<b>Average HH Income</b>	\$55,088	\$58,841	\$59,740
<b>Daytime Population</b>	1,832	23,907	123,943