

PRICE REDUCED!



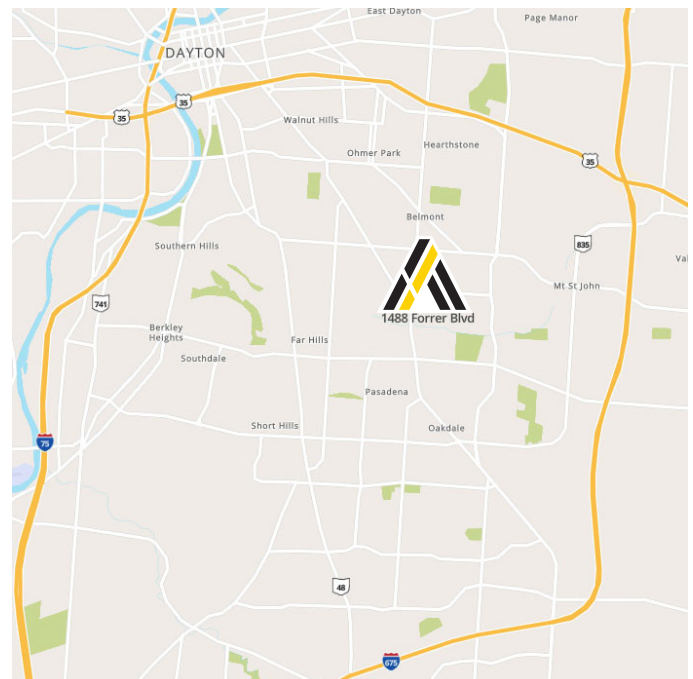
1488 Forrer Boulevard

Kettering, Ohio 45420

LEASE RATE:
~~\$13.95 PSF NNN~~
\$10.00 PSF NNN

Property Highlights

- 2,500± SF Office/Retail suite available
- Under new ownership! Updated parking lot and building facade coming soon
- Located near the intersection of Wilmington Pike and Smithville Road
- Surrounded by residential neighborhoods and in close proximity to multiple amenities such as restaurants, shopping centers, banks and retail shops
- Accessible to more than 30,400 cars per day on S. Smithville Road and over 6,700 cars per day on Forrer Boulevard
- Situated adjacent to the post office, allowing for continuous daily foot and vehicle traffic insuring high visibility



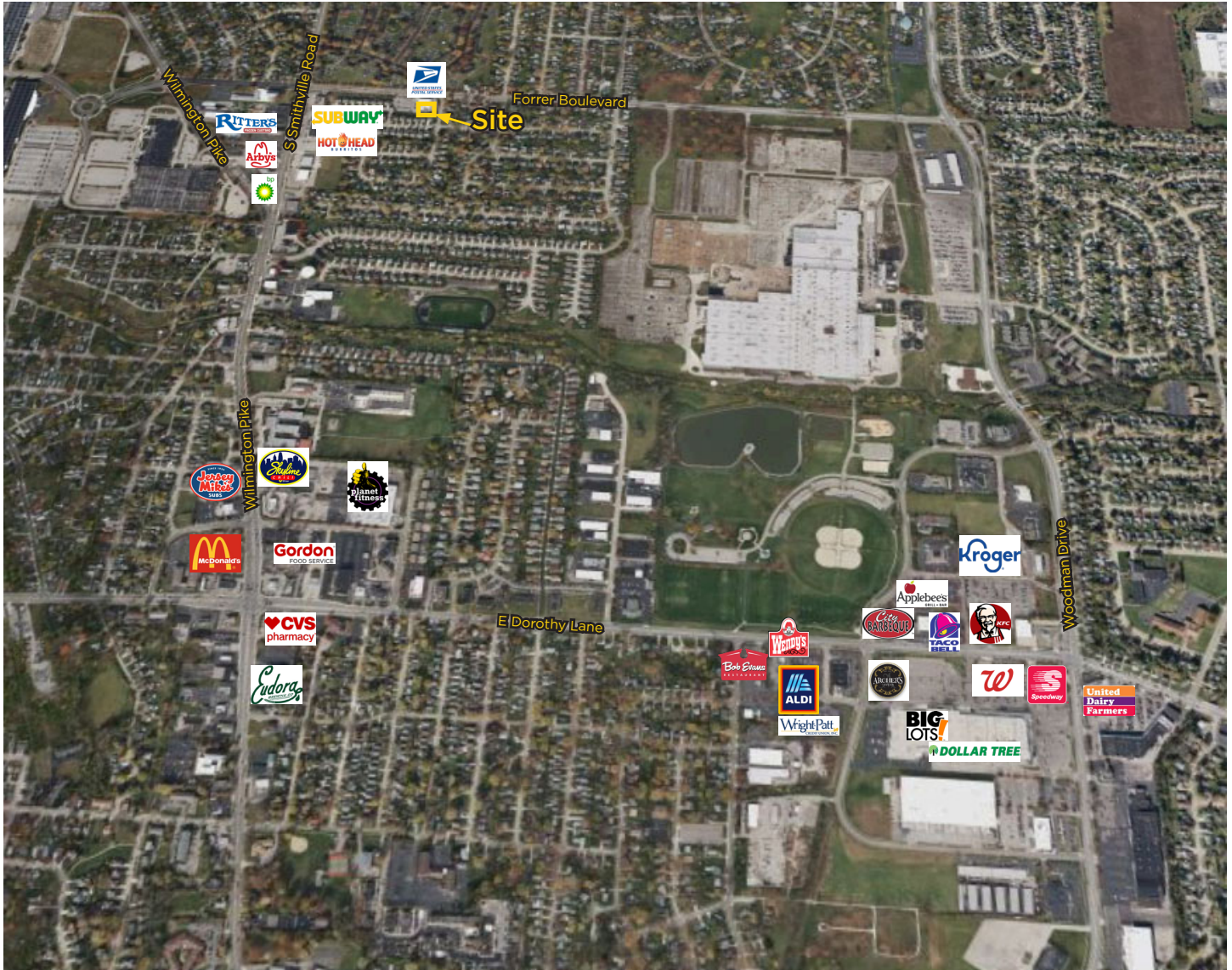
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Demographics	1 Mile	3 Mile	5 Mile
Total Population	13,561	107,732	213,169
Total Households	6,196	46,142	92,474

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Aerial



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