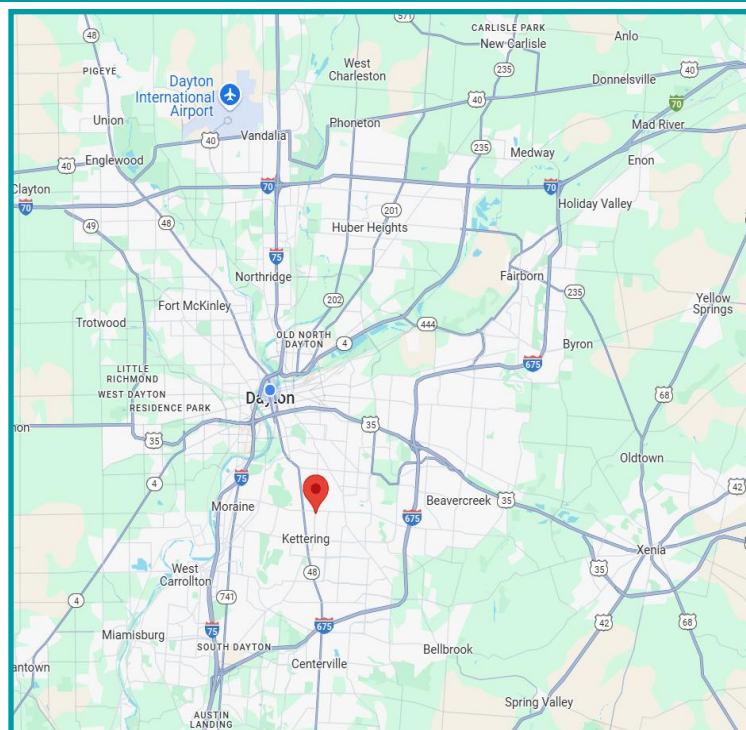




PROPERTY HIGHLIGHTS

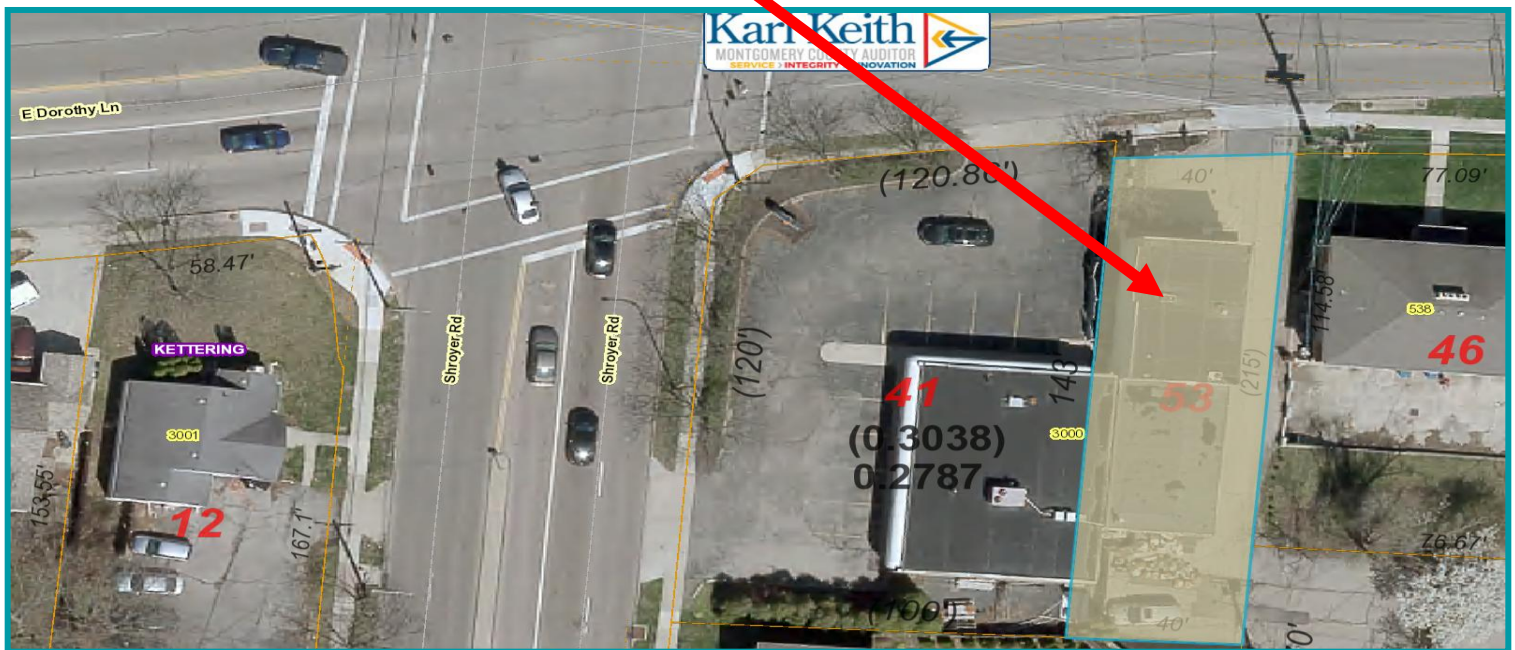
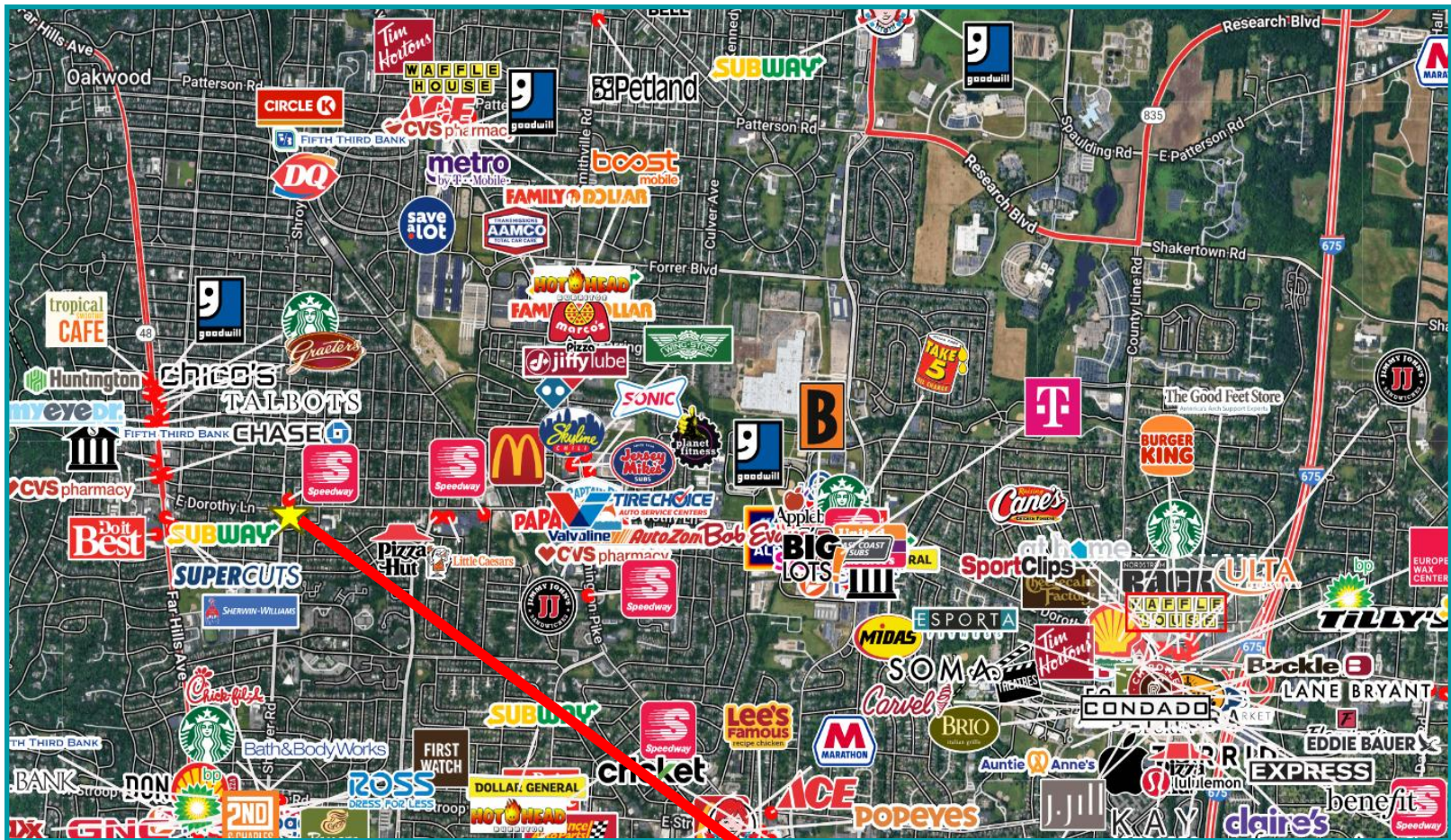
- 3,075 sq ft total; the First Floor Retail is 2,075 sq. ft. and the Second Floor is 1,000 sq. ft. Residential/Office
- Freestanding building located on E Dorothy Lane with great signage and visibility from traffic light at Shroyer Road
- First Floor retail has three large open areas with bathroom and kitchenette, plus access to the garage door in back; the Second Floor is currently used as a studio apartment that could be utilized as additional office space if needed. New carpet throughout
- The building can accommodate a variety of retail/office uses
- Conveniently located on busy main thoroughfare with over 17,000+ cpd
- For Sale - ~~\$575,000~~ **Reduced to \$440,000!**



For More Information, Please Contact:

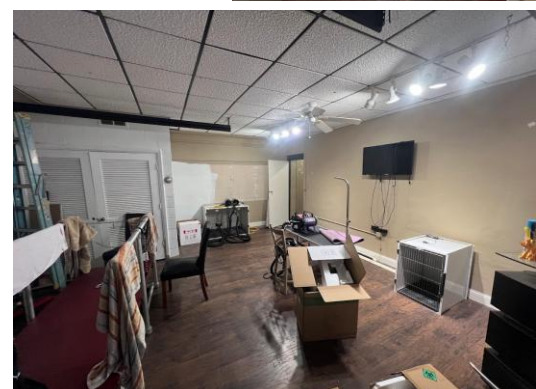
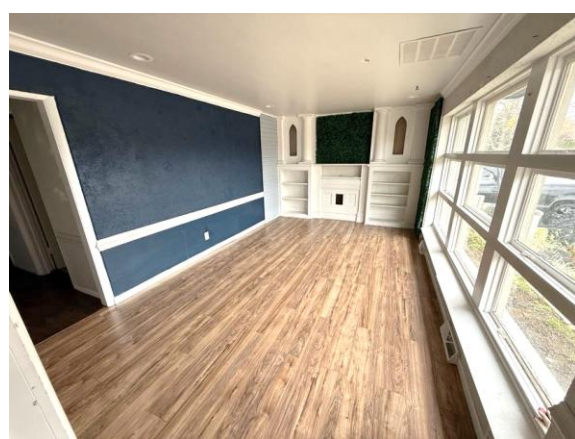
Tracey Herron | Sr. V.P. of Sales & Leasing
Mobile: 937.216.4636
therron@equity.net

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



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	14,714	93,899	215,623
Average HH Income	\$126,265	\$111,983	\$105,872
Daytime Employee Population	4,867	50,030	140,105

504 E Dorothy Lane Retail



1,000 sq ft. upper-level studio apartment also available. Kitchen, bathroom, washer/dryer hook up, and separately metered. Can be used as an additional office if needed.

