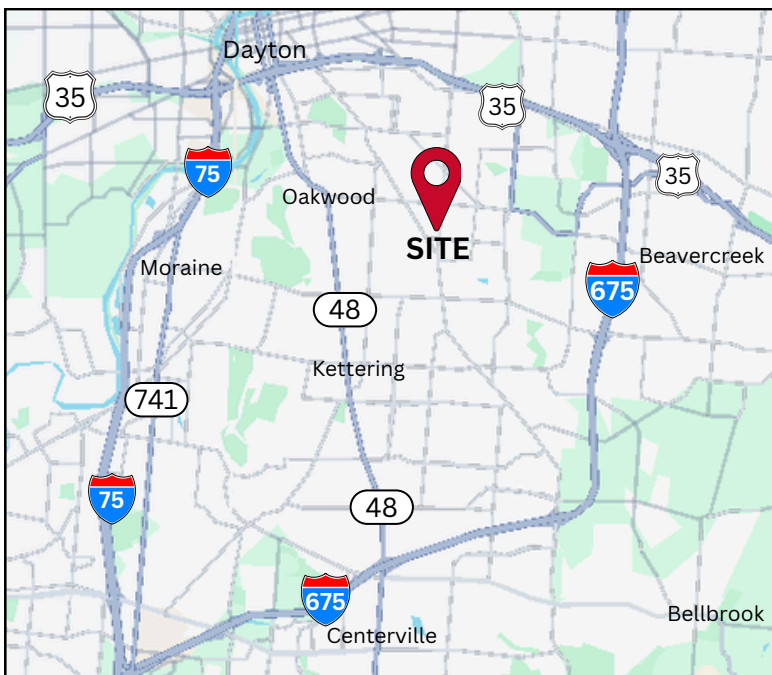


2202 S SMITHVILLE ROAD
KETTERING, OH 45420



PRIME CORNER LOCATION - FORMER BANK SITE



PROPERTY SUMMARY

Building Size: 2,192 Sq Ft
Lot Size: .75 Acres

Municipality: Kettering
County: Montgomery

PROPERTY HIGHLIGHTS

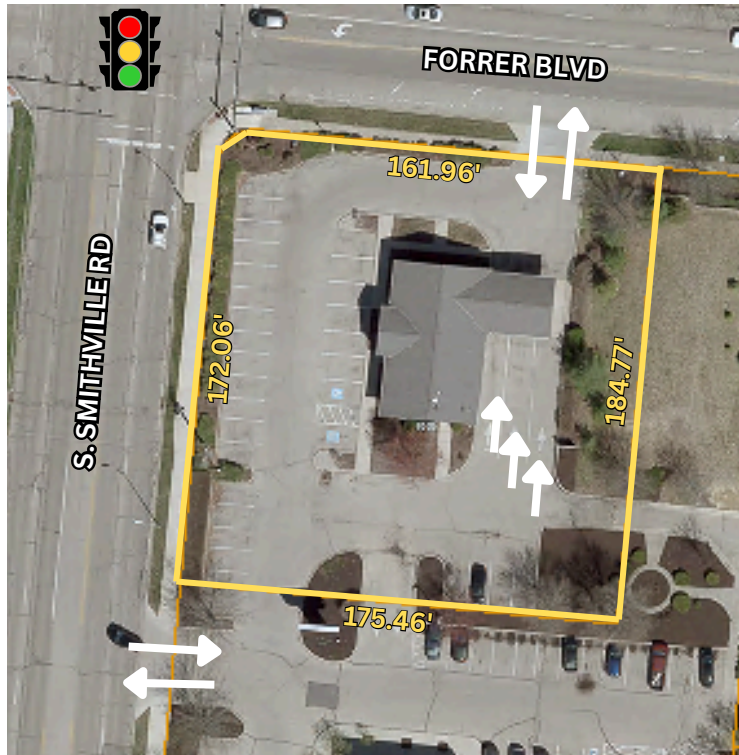
- **Highly visible corner location** at S. Smithville Rd & Forrer Blvd in Kettering
- **Over 20,000 vehicles per day on S. Smithville!**
- Former bank building with 500 +/- SF covered area with **three-drive-through lanes**
- **Easily accessible with two curb cuts**, one on S. Smithville & one on Forrer Blvd, plus abundant parking (30+ spaces) around the building
- Many top **restaurants and shopping** nearby
- Well-suited for **fast food, coffee, retail/office, medical**, and more

PRESENTED BY: **ASHLEY SCHNEIDER**
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SITE PLAN

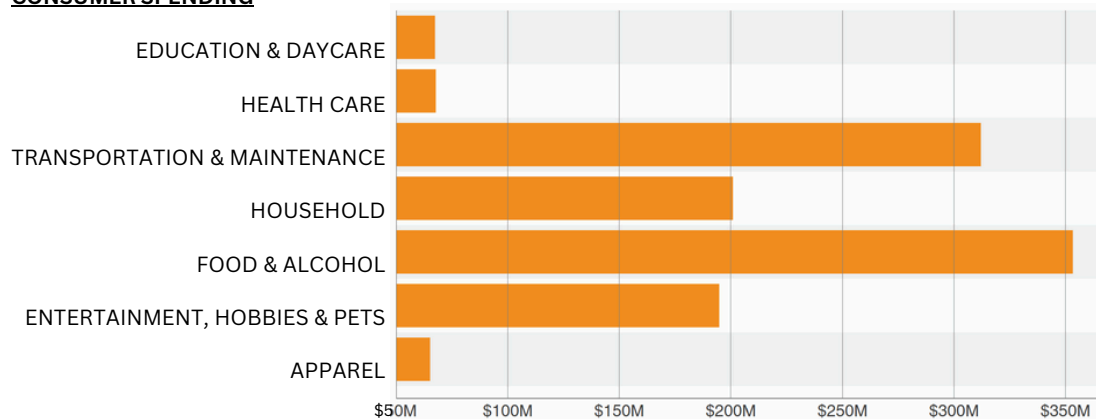


DEMOGRAPHICS

2024 DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION	13,066	107,581	214,565
HOUSEHOLDS	6,412	45,883	92,023
AVERAGE HOUSEHOLD INCOME	\$68,098	\$77,354	\$79,307
DAYTIME EMPLOYEES	4,171	50,496	145,083

CONSUMER SPENDING



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LOCATION MAP



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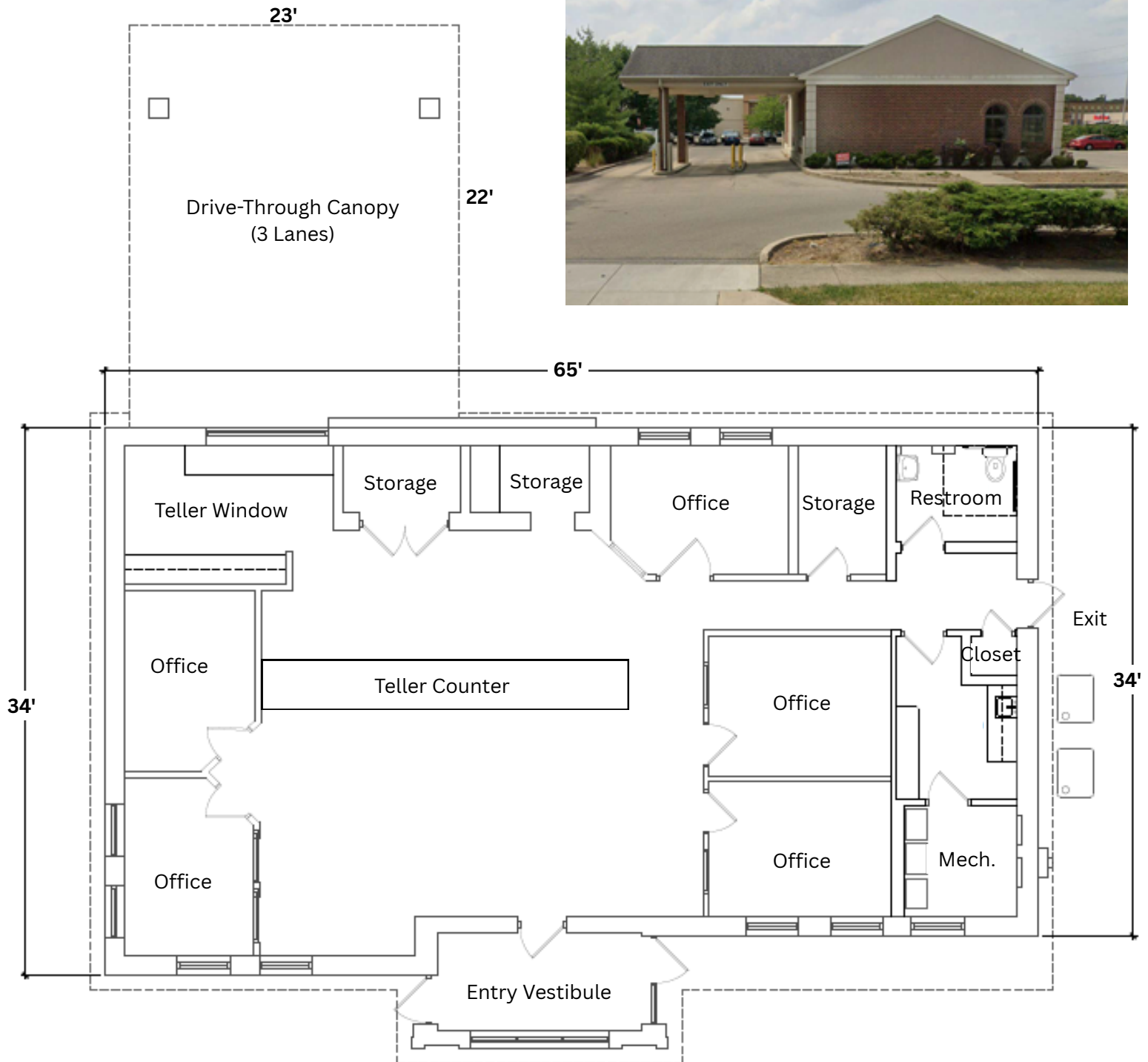
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FLOOR PLAN



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