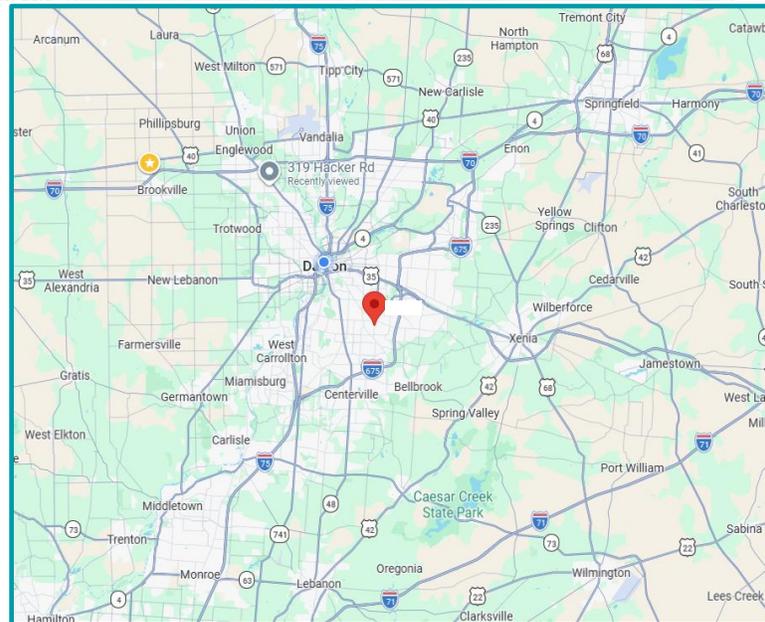




PROPERTY HIGHLIGHTS

- ±5.25 acres of commercial development land
- Available for sale or long-term ground lease
- Divisible to accommodate one or more pads
- Zoned C- Commercial Vacant Land, allowing a wide range of commercial uses
- Ideal for office, medical, retail, and other related uses
- Positioned along a residential feeder corridor capturing outbound commuter traffic
- Surrounded by dense, established neighborhoods and national QSR users
- Excellent access to Woodman Center Dr with connectivity to Wilmington Pike, Dorothy Lane, and I-675

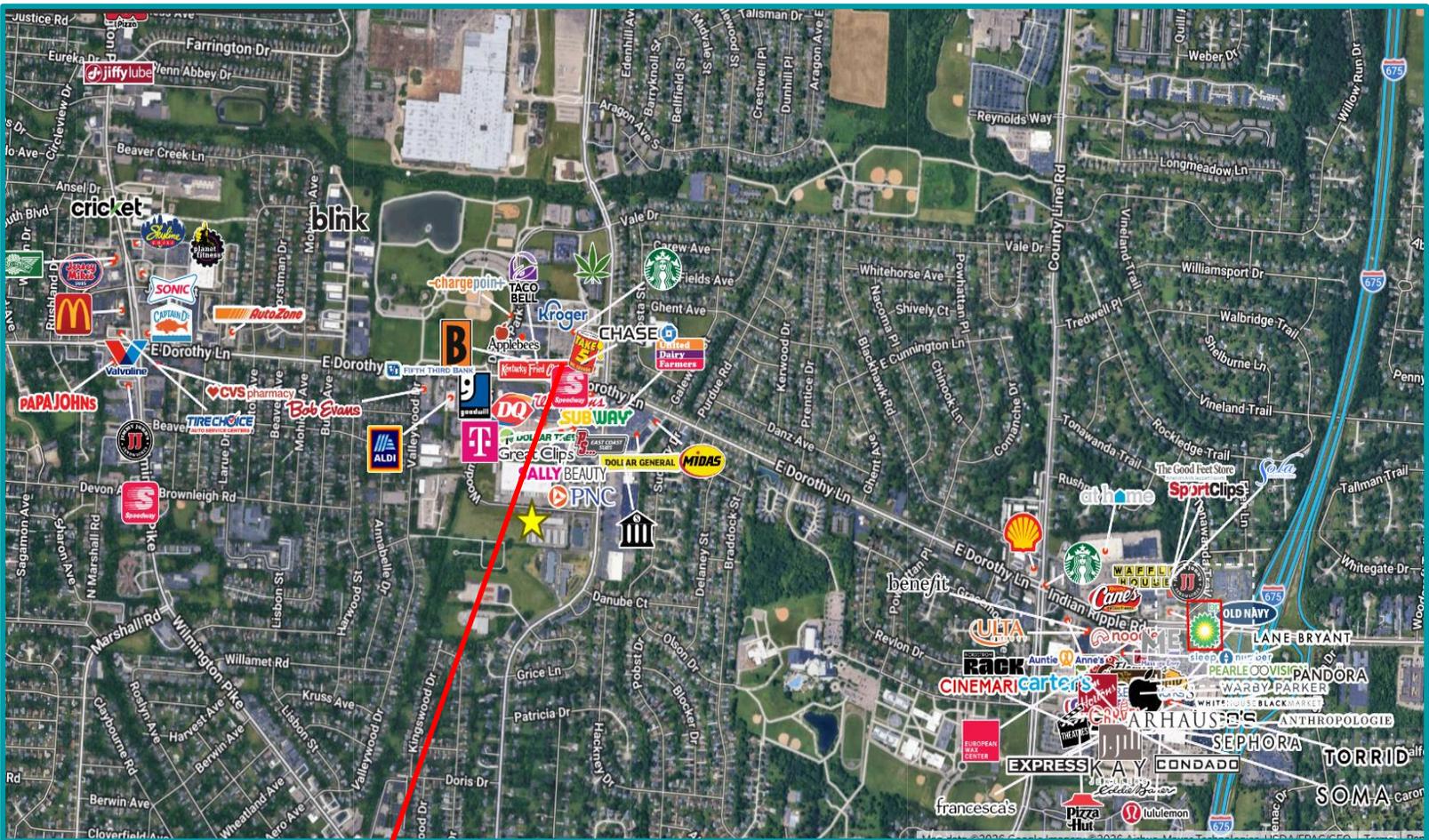


For More Information, Please Contact:

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Mobile: 937.815.0087
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Offered at: \$615,000



Flexible Site Configuration
 allowing for a variety of development strategies

- PARID: N64 03405 0192



The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner

Location Advantages

- Centrally located in Kettering, the largest first-ring suburb in the Dayton metro, with convenient access to downtown Dayton, Wright-Patterson AFB, and the Greene Town Center.
- Positioned along Woodman Center Drive with strong connectivity to Dorothy Lane, Wilmington Pike, and I-675 (±1 mile), providing excellent visibility and commuter access.
- Located on a residential feeder corridor that captures outbound morning traffic before reaching major retail intersections.
- Near major employment drivers, including Kettering Health’s main campus, supporting consistent weekday morning and mid-day demand.
- Surrounded by dense, established residential neighborhoods that generate predictable, repeat traffic ideal for convenience-oriented uses.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	10,204	91,446	213,414
Average HH Income	\$75,150	\$80,445	\$81,774
Daytime Employee Population	5,106	38,757	101,359