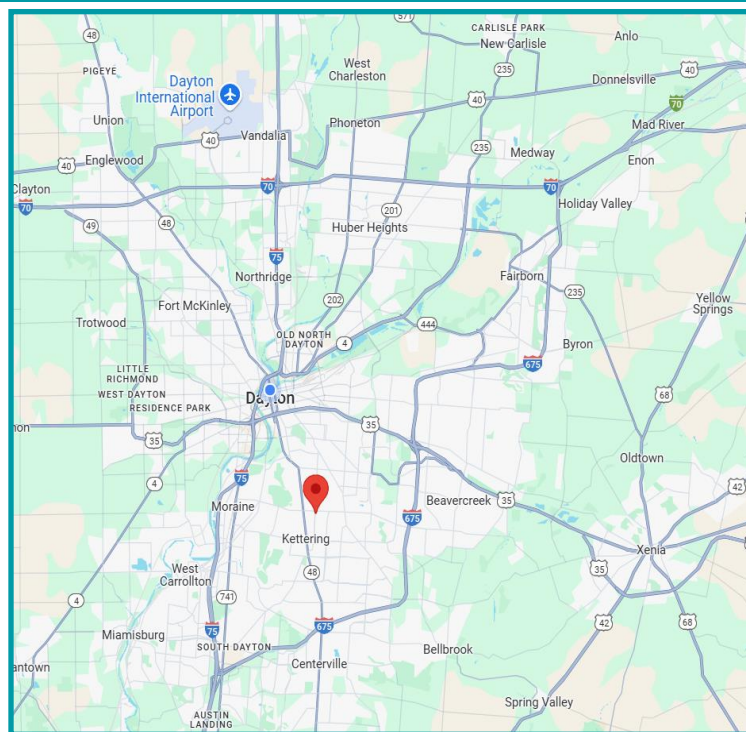




PROPERTY HIGHLIGHTS

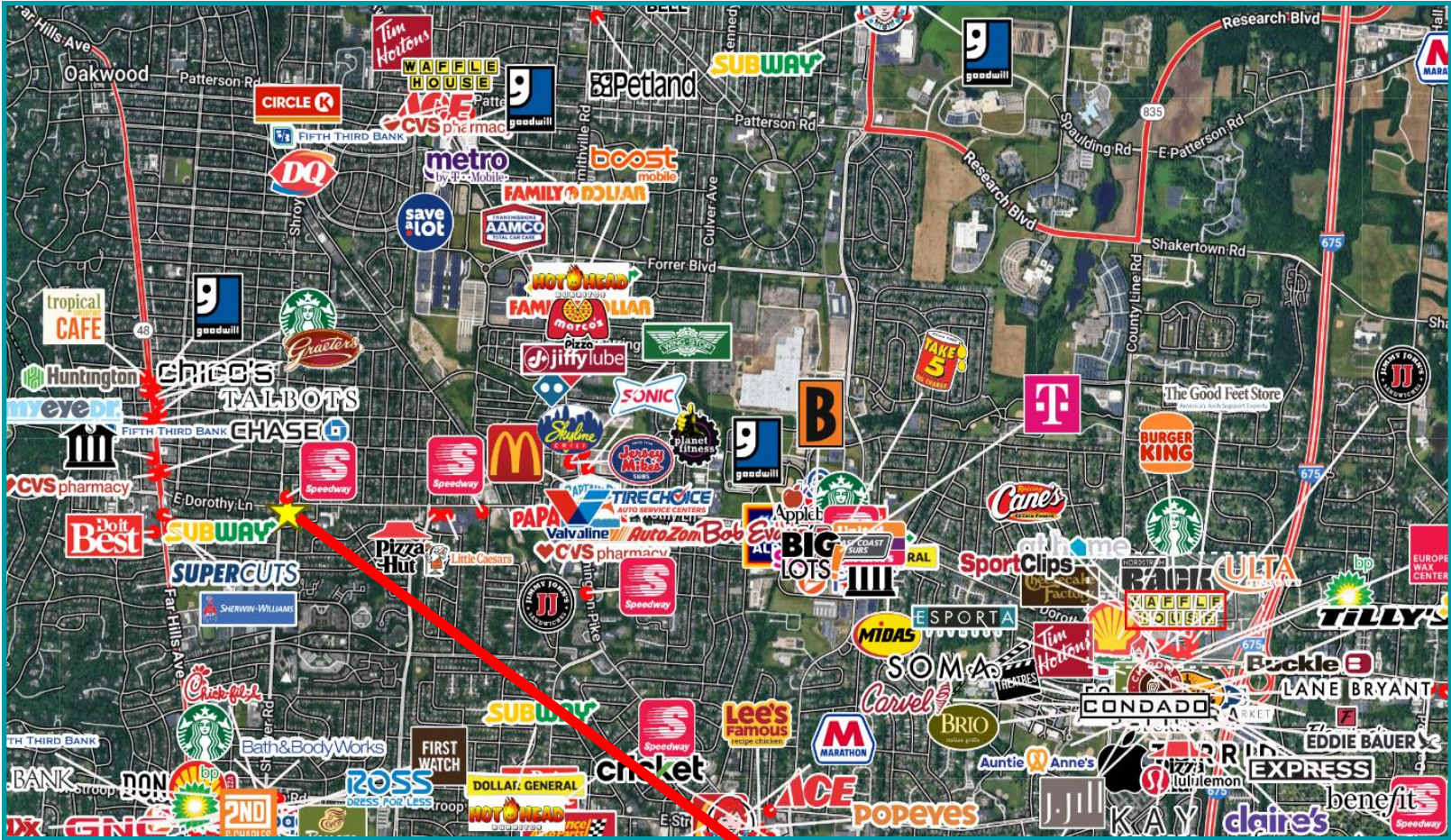
- 3,075 sq ft total; the First Floor Retail is 2,075 sq. ft. and the Second Floor is 1,000 sq. ft. Residential/Office
- Freestanding building located on E Dorothy Lane with great signage and visibility from traffic light at Shroyer Road
- First Floor retail has three large open areas with bathroom and 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 \$499,000!**



For More Information, Please Contact:

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

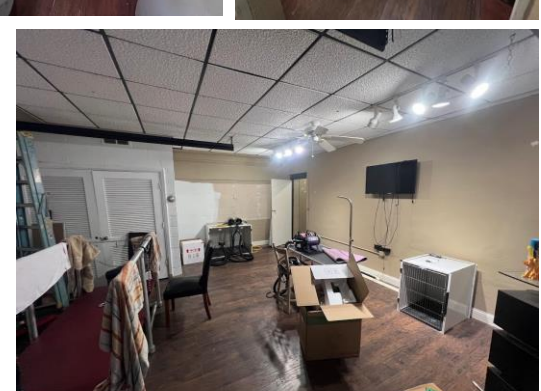
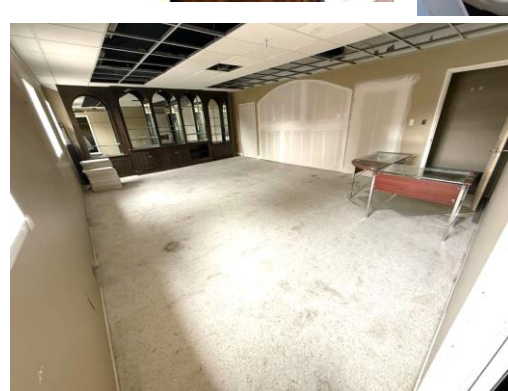
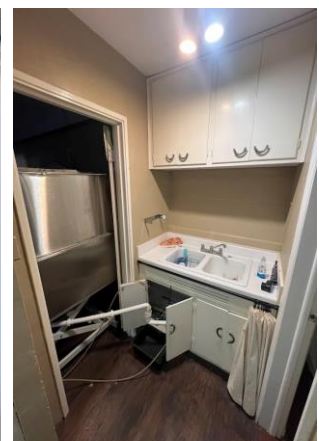
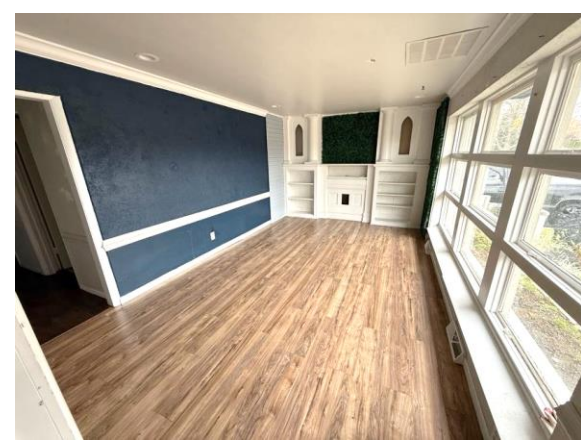
Bre Brown | Advisor
 Mobile: 937.416.5553
brebrown@equity.net



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

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 The submission may be modified or withdrawn at any time by the property owner

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.

