

FOR LEASE



**4441 W. Franklin St
Bellbrook, OH 45305**

Drug store anchored retail center located at Route 725 and Wilmington Pike, SE Dayton between the suburbs of Centerville and Beavercreek. Minutes from I-675, the major interstate connecting the most desirable communities of the Eastern half of Dayton. Nice tenant mix with great traffic flow. Access to signalized intersection. Strong retail corridor with tenants such as Kroger, Lowes, Home Depot Kohls and WalMart. Just 1/2 mile from the Miami Valley Hospital. Retail, medical & office space. Incentives available for a qualified tenant. Amazon Locker location on site drives additional customer traffic.



FEATURES

Lease Rate: \$10-15 SF
Lease Type: NNN (\$3.95)
Available SF:
1,452 to 3,064 SF
Drug store anchored
Year Built: 1999
Population 3 mile: 45,220
Households 3 mile: 18,964
Income 3 mile: \$106,597
Signalized Intersection
Parking spaces: 211
Traffic Count: 22,000 vpd

Spencer Kron
7809 Laurel Avenue
Cincinnati, OH 45243
spencerk@skcres.com

513-271-2460

www.SKCRE.com

FOR LEASE

A	B	C	D	1400 +/- Available	F	G	H	I																	
	<table><tr><td>A</td><td>Discount Drug Mart</td></tr><tr><td>B</td><td>3,064 SF</td></tr><tr><td>C</td><td>Panda Garden</td></tr><tr><td>D</td><td>1,590 SF</td></tr><tr><td>E</td><td>1,452 SF</td></tr><tr><td>F</td><td>Dr. Somaiyia DDS</td></tr><tr><td>G</td><td>Four Star Design Studio</td></tr><tr><td>H</td><td>Cuvee Wine Celler</td></tr><tr><td>I</td><td>Tik's Thai Express</td></tr></table>								A	Discount Drug Mart	B	3,064 SF	C	Panda Garden	D	1,590 SF	E	1,452 SF	F	Dr. Somaiyia DDS	G	Four Star Design Studio	H	Cuvee Wine Celler	I
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