

KETTERING TOWNE CENTER- 2,855 SF RETAIL FOR LEASE!



3067 Woodman Dr.
Kettering, OH 45420

PROPERTY FEATURES:

- **2,855 SF Available**
- **Could be Combined with Adjacent 4,000SF**
- **High Visibility Signage Opportunity**
- **45k+ VPD on Dorothy Ln. and Woodman Dr.**
- **Surrounded by National Brands**



□ Commercial
□ Investment
□ Land

Bob Bernstein
robcorp1@aol.com
937-609-9496



Fact Sheet

Address:	3067 Woodman Dr. Kettering, OH 45420
County:	Montgomery
City:	Kettering
Building Size:	133,997 SF
Lot Size:	18.266
Year Built:	1960
Zoning:	B
Parking Spaces:	1000+/- Shared Spaces
Space Available:	2,855 SF
Rental Rate:	\$15.50/SF + CAM
Space Use:	Retail
Lease Term:	Negotiable

Property Description:

This 2,855 SF retail space is located in a high-traffic shopping center with over 45,000 vehicles passing daily. The center features a strong mix of national retailers and local businesses, offering excellent visibility and built-in foot traffic.

The space could be combined with the adjoining 4,000SF Bank. Features large glass storefront, open layout, and two restrooms.

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



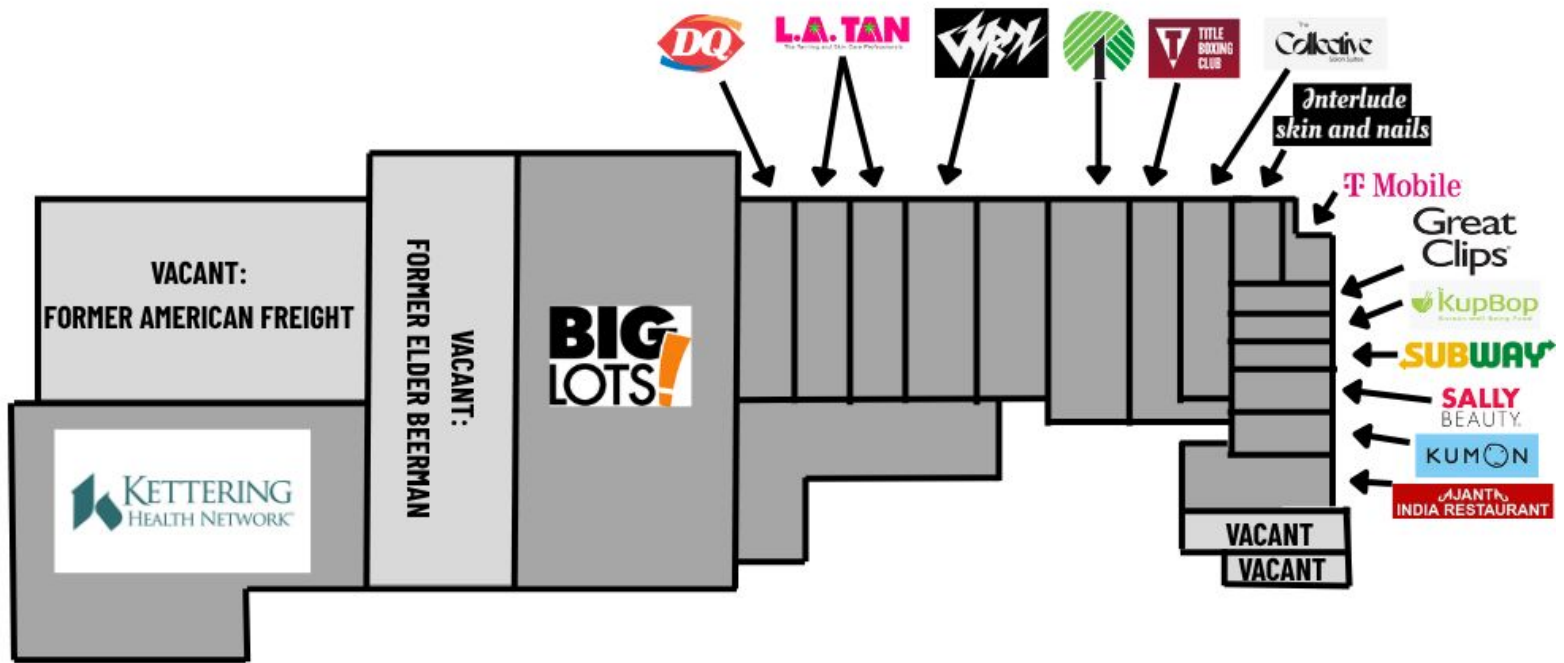
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Real Estate Services



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: Kettering Towne Center



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