



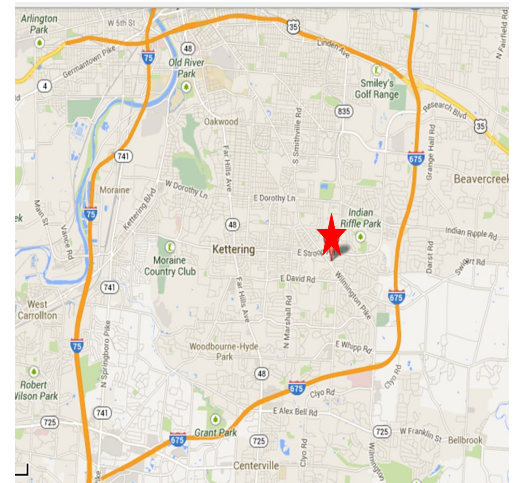
Vacant Lot

4129 Woodman Drive
Kettering, Ohio 45440

- .664 acres for sale or ground lease
- Fantastic visibility at intersection of Woodman Drive and Wilmington Pike
- Ingress/Egress on both Woodman Drive and Wilmington Pike
- Great location in Kettering's new "restaurant row"
- Former BP gas station with NFA letter (no further action required)
- Ground Lease \$60,000 p/y NNN
- For Sale \$750,000
- Owner will Build to Suit for qualified tenants

Demographics	1 mi.	3 mi.	5 mi.
Population (2021)	9,814	80,622	194,015
Avg. HH Income (2021)	\$74,172	\$84,347	\$88,015
Daytime Population	7,946	48,989	108,393

For more info:
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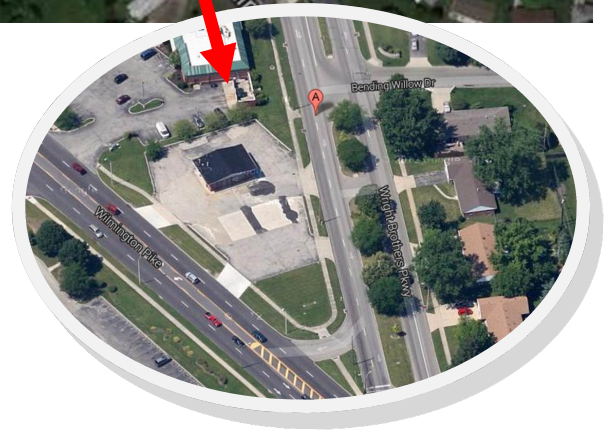
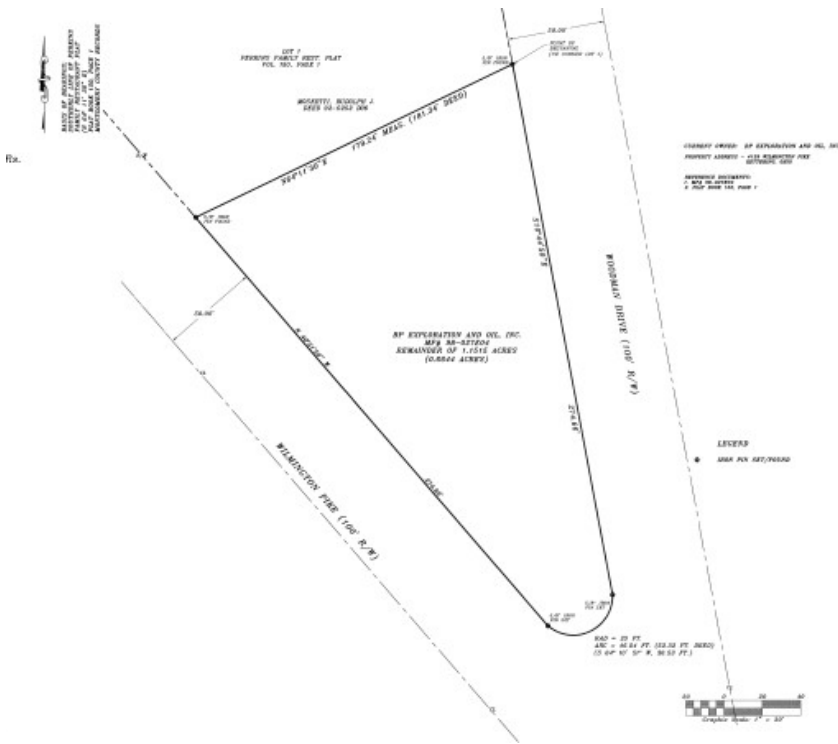
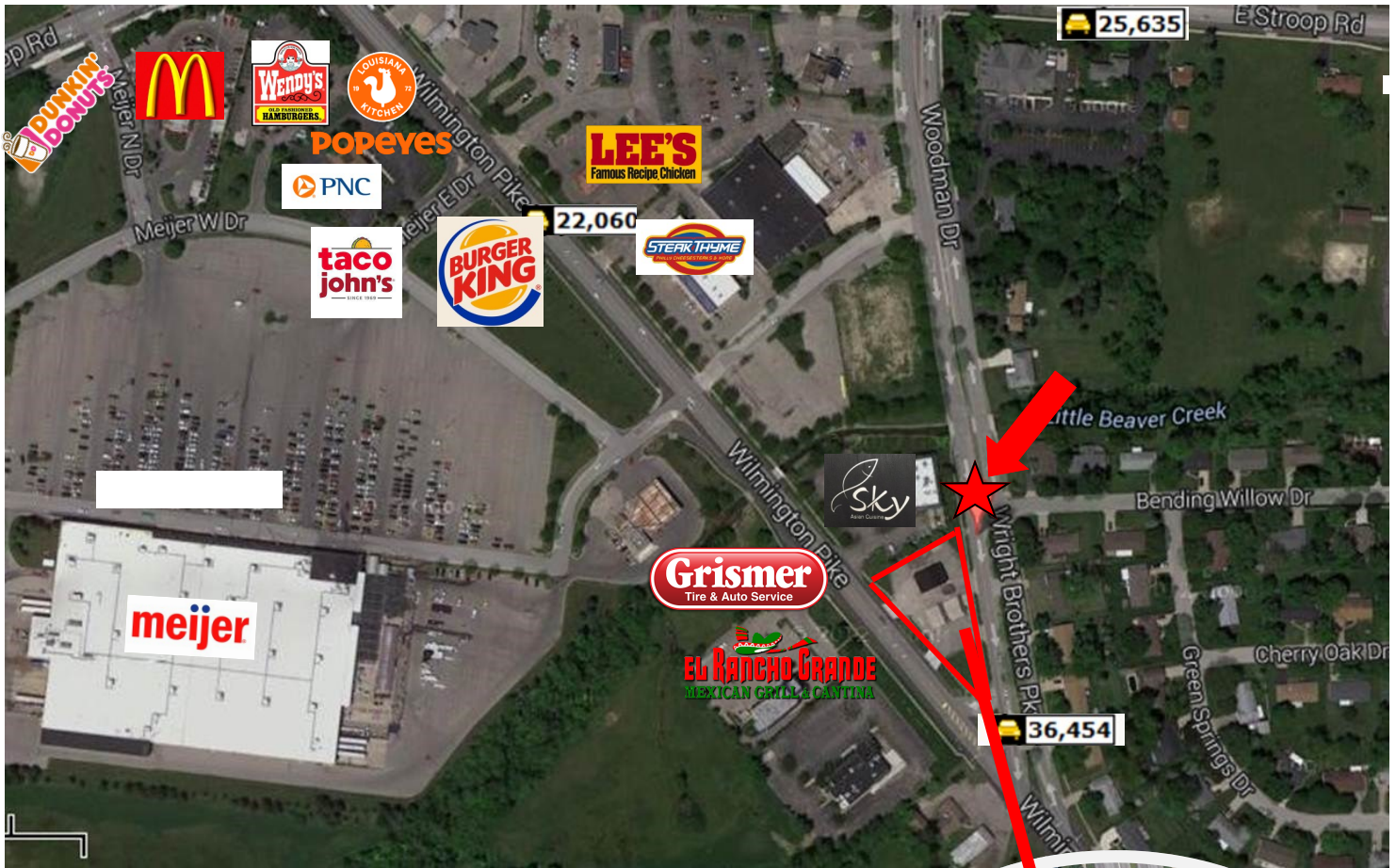
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Former BP Outparcel

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Kettering, Ohio 45440



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