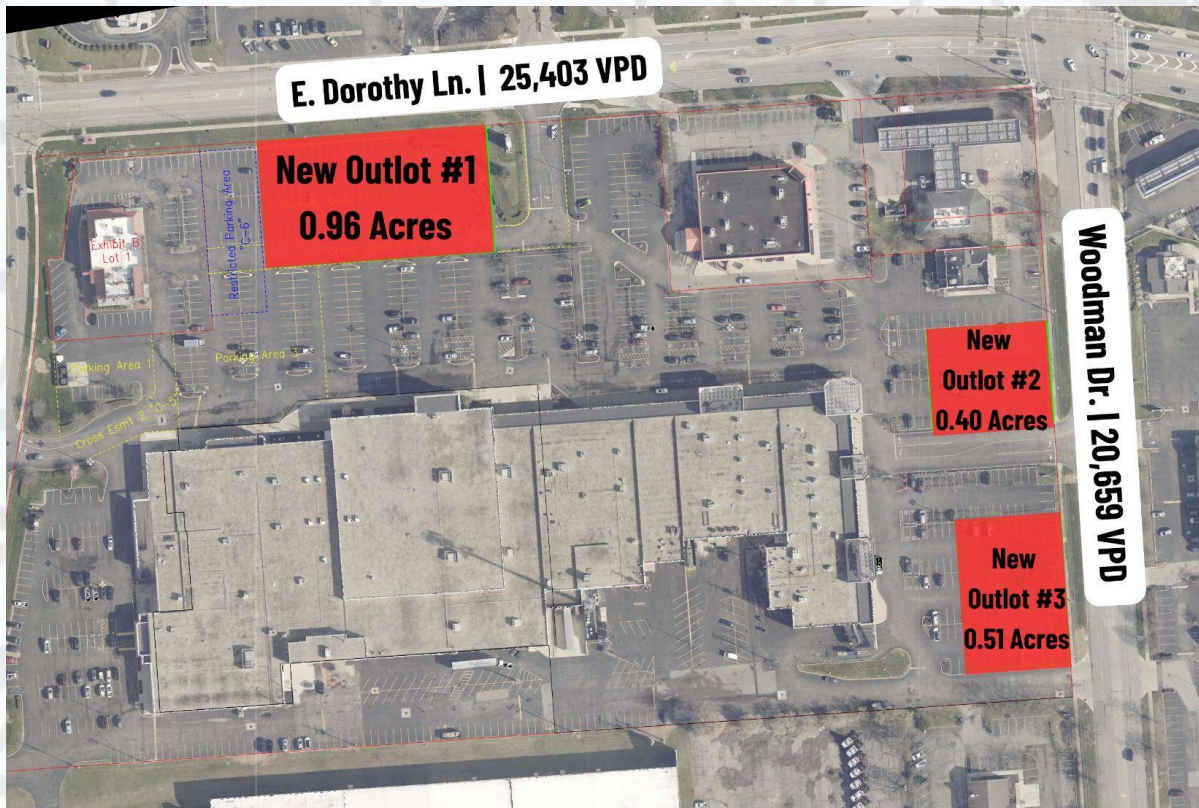


KETTERING TOWNE CENTER- OUTLOT OPPORTUNITY!



PROPERTY FEATURES:

- Multiple Outlot Sites Available
- 45k+ VPD on Dorothy Ln. and Woodman Dr.
- Surrounded by National Brands
- 1000+/- Shared Parking Spaces
- Approximately 1 Mile from I-675



- Commercial
- Investment
- Land

Bob Bernstein
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Fact Sheet

Address:	Kettering Towne Center, Kettering, OH 45420
County:	Montgomery
City:	Kettering
Lot Size:	18.266
Year Built:	1960
Zoning:	B
Parking Spaces:	1000+/- Shared Spaces
Terms:	Negotiable

Property Description:

Rare opportunity for outlot development in a high-traffic shopping center with over 45,000 vehicles passing daily. Located just 1 mile from The Greene Town Center and I-675, this site is surrounded by a strong mix of national retailers and local businesses, offering excellent visibility, ample parking, and steady consumer traffic.

All terms are negotiable, as this offering is in its early stages, ideal for users seeking high exposure in a well-established trade area.

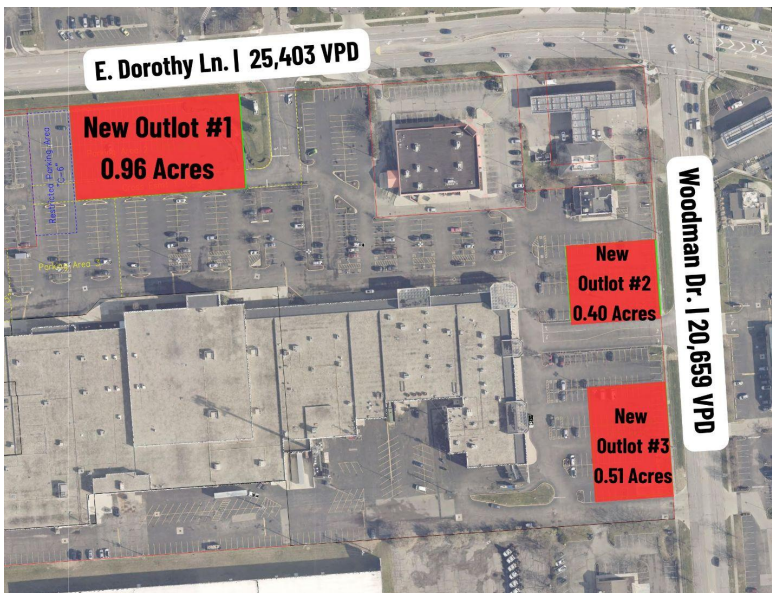
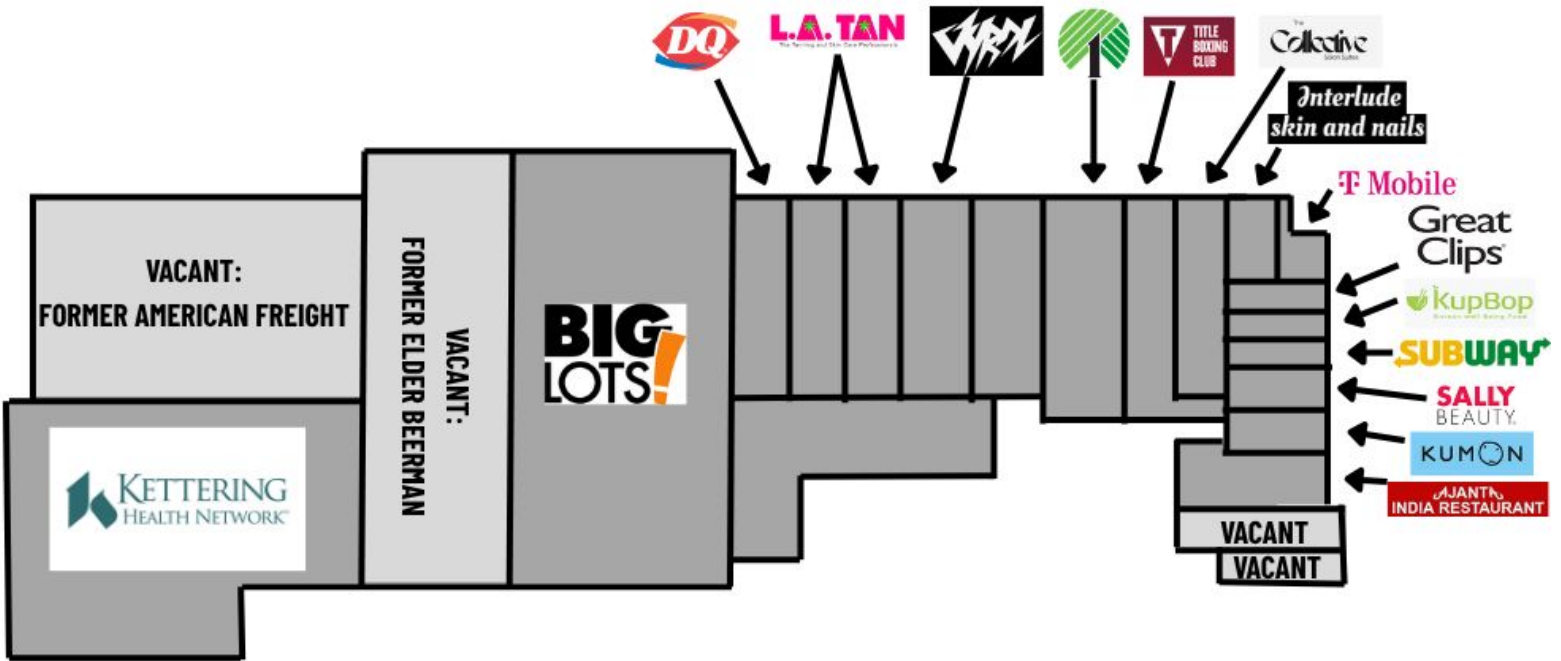
Kettering is a vibrant first-ring suburb of Dayton, known for its strong residential base, established infrastructure, and business-friendly environment. With a population of over 55,000, the city offers a diverse mix of commercial, recreational, and cultural amenities, making it a strategic location for retailers, service providers, and developers alike.

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



- ❑ Commercial
- ❑ Investment
- ❑ Land

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: Kettering Towne Center



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