

LEASE

LAMPLIGHTER SQUARE

5577 Far Hills Ave Dayton, OH 45429



OFFERING SUMMARY

Lease Rate:	\$75,000 per year (Ground)
Lease Term:	5-20 years
Lot Size:	0.5 Acres
Zoning:	B2
Traffic Count:	35,000+ per day

PROPERTY OVERVIEW

Located in prestigious Washington Township
Lamplighter Square is a prominent community shopping center
Retail Pad available for restaurants and national retailers
Located on SR 48 with great visibility and road frontage

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PROPERTY DESCRIPTION

The Pad is located in the central portion of Lamplighter Square's parking lot with SR 48 road frontage. Multiple drive entry points on SR 48. Slight grade land making an ideal location to build a drive through restaurant or stand alone retail building.

LAMPLIGHTER SQUARE TENANTS

Cleveland Clinic
Bockrath Flooring
Meadowlark Restaurant
Affinity Salon
Practice Fitness
IVY Florist



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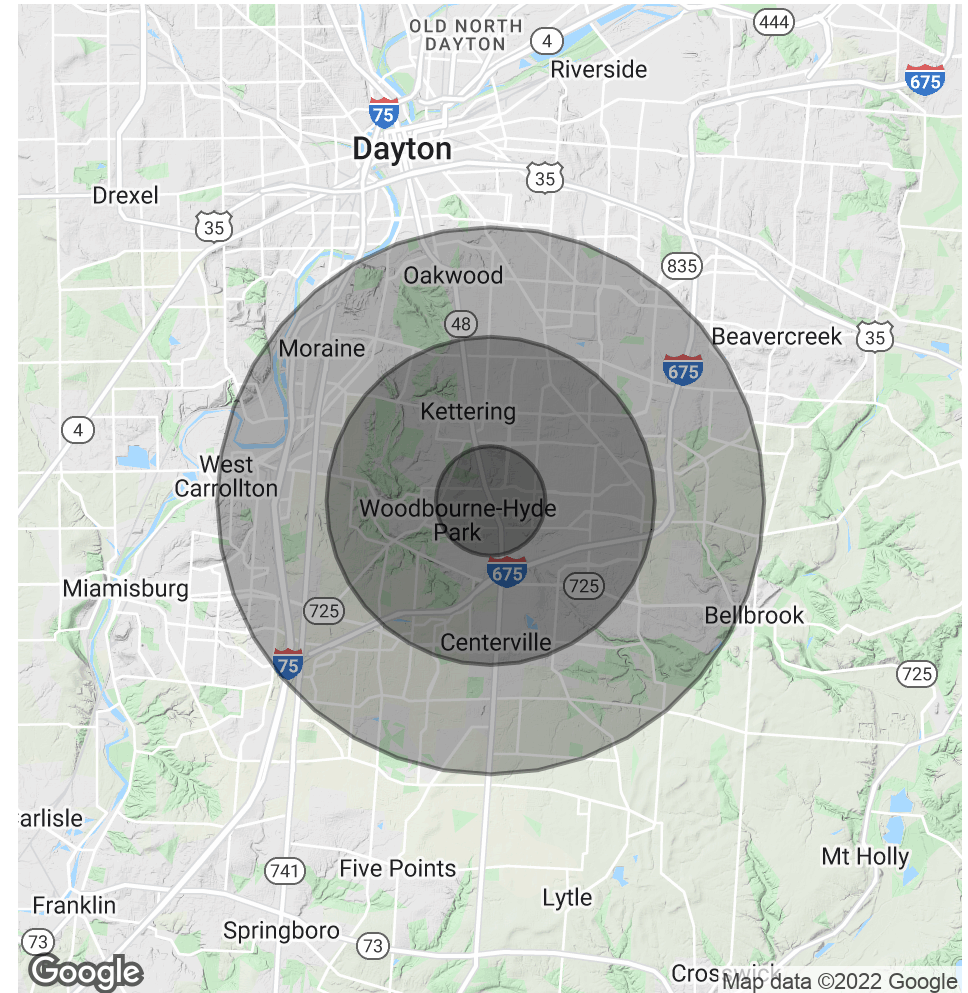
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,862	72,901	194,398
Average Age	51.0	44.6	41.7
Average Age (Male)	47.8	42.8	40.2
Average Age (Female)	54.1	46.5	43.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,989	32,889	85,496
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$85,878	\$72,931	\$71,789
Average House Value	\$193,285	\$191,334	\$188,463

* Demographic data derived from 2010 US Census



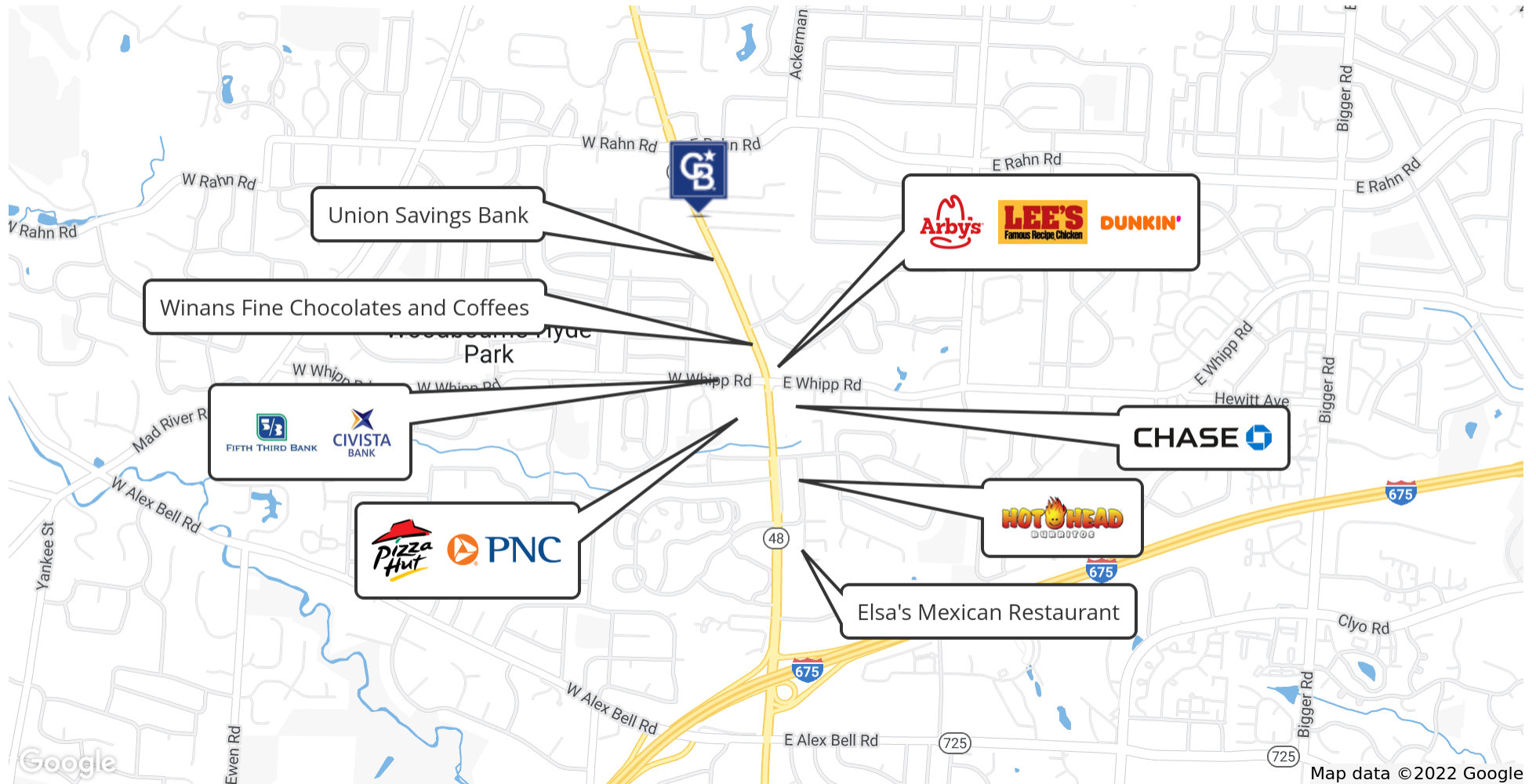
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