

FOR SALE / GROUND LEASE / BUILD TO SUIT
2900 Wilmington Pike Kettering, OH 45429



NAI Bergman

Retail | .949 AC with 5,833 SF

- Ground Lease or Build To Suit
- Perfect to Fast Food with Drive Thru
- High Traffic Counts - Wilmington Pike: 31,285 CPD | Dorothy Lane: 26,240 CPD
- Excellent HH Income
- Corner Location at Light
- Easy Ingress/Egress

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
0.5 MILES	2,731	\$59,795
1 MILE	11,981	\$61,357
1.5 MILES	30,402	\$65,696

* Figures shown represent estimates



✉ **Robert Zavakos**
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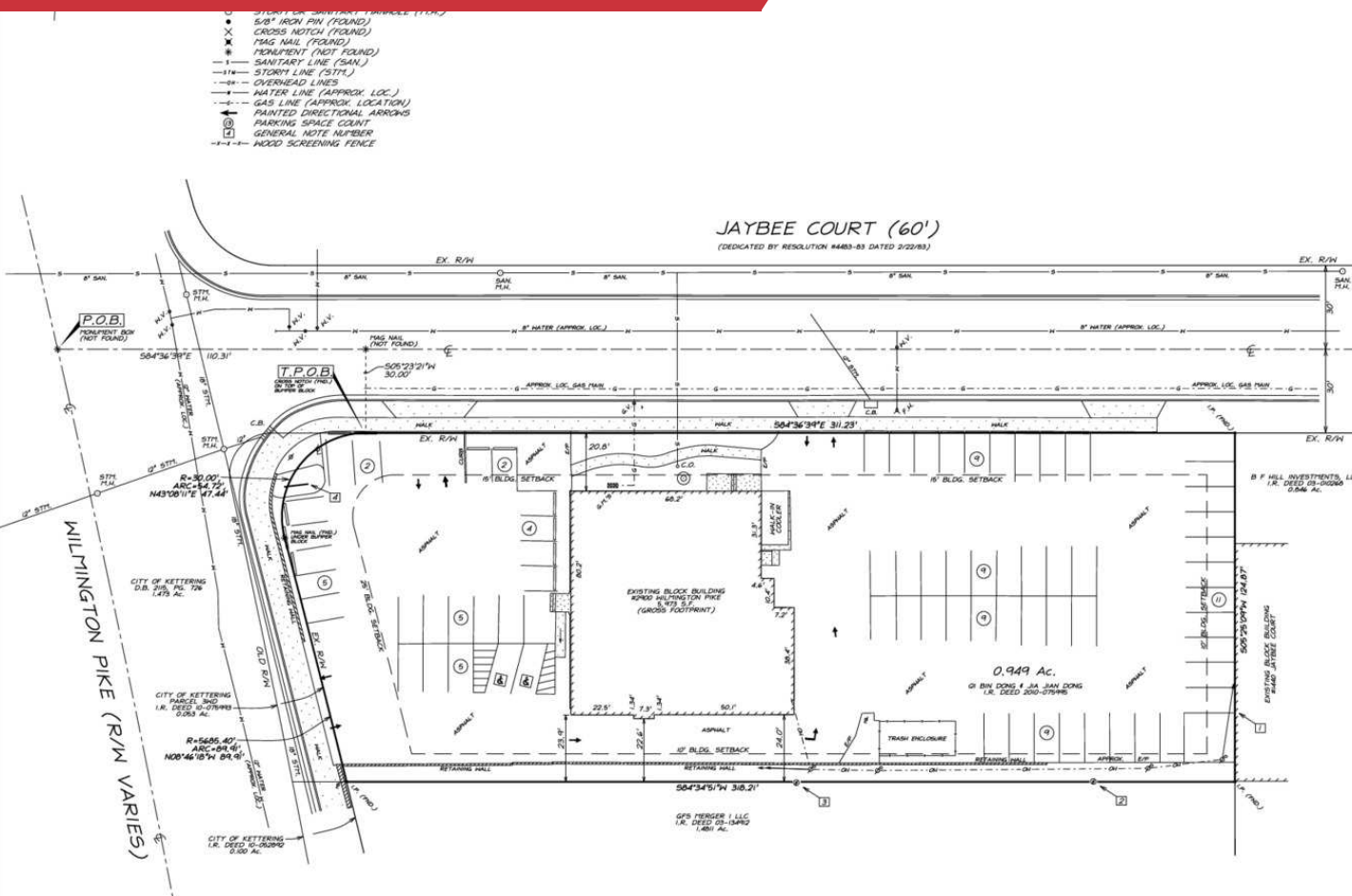


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7 THE EXISTING BLOCK BUILDING LINE TO THE EAST OF THE PREMISES IS GENERALLY ALONG THE PROPERTY LINE.

- 2) THE EXISTING LIGHT POLE ON A 3" DIA. CONE. BASE ENCRAGES THE PRETENSES
BY APPROX. 1.1' (IT IS ASSUMED THAT THE LIGHT POLE IS FOR THE NEIGHBORING GFS.)
- 3) THE EXISTING LIGHT POLE ON A 3" DIA. BASE ENCRAGES THE PRETENSES
BY APPROX. 0.7' (IT IS ASSUMED THAT THE LIGHT POLE IS FOR THE NEIGHBORING GFS.)
- 4) THE EXISTING "BRIGHT MOON BUFFET" SIGN IS ENCRAGING THE ROW BY APPROX. 1.0'
5. BEARINGS ARE BASED UPON THE CENTERLINE OF JAYBEE COURT BEING SOUTH
84°34'30" EAST PER THE CENTERLINE OF SURVEY PLAT FOR DOROTHY LANE AND
MILWILSON PIKE INTERSECTION IMPROVEMENTS AS RECORDED IN P.B. 290, PG. 42.

8. *THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE*

8. THE PREMISES CONTAIN NO STORY SEWER SYSTEM AND IS "SHEET RUNOFF".
9. THE PREMISES LIE WITHIN FLOOD ZONE "X", "AREAS OF MINIMAL FLOOD HAZARD" AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 390602059F WITH AN EFFECTIVE DATE OF OCTOBER 27, 2020.
10. THE PREMISES ARE CURRENTLY ZONED "B", SUBURBAN CENTER.
- THE SETBACKS SHOWN ARE AS INTERPRETED BY THE CITY OF KETTERING PLANNING DEPT.
11. THE PREMISES CONTAIN 38 REGULAR PARKING SPACES AND 2 HANDICAPPED.
- (NOTE THAT THE PARKING SPACE COUNT IS ~~41~~ DUE TO THE FADING OF THE STRIPES).

THE SURVEY RELATED ITEMS BELOW ARE AS LISTED IN TITLE COMMITMENT NO. 1103-2771480
DATED FEBRUARY 9, 2023 PREPARED BY FIRST AMERICAN TITLE COMPANY:

15. EASEMENT GRANTED TO THE DAYTON POWER AND LIGHT COMPANY RECORDED IN D.B. 2276, PG. 42.
(DOES NOT AFFECT PREMISES.)
16. EASEMENT GRANTED TO THE DAYTON POWER AND LIGHT COMPANY RECORDED IN D.B. 2319, PG. 416.
(DOES NOT AFFECT PREMISES.)
17. EASEMENT GRANTED TO THE DAYTON POWER AND LIGHT COMPANY RECORDED IN D.B. 2319, PG. 416.

Situated in Section 24, Town 2, Range 6, M.R.s., City of Kettering, Montgomery County Ohio, and being part of a 1.0035 acre (dead) parcel conveyed to Dong Shu Ying & Ni Zhou Ren in IR Deed 66-005335 as recorded in the Montgomery County Public Records Office, being described as follows:

Thence along the centerline of right-of-way of Jaybee Court, S84°36'39"E a distance of 110.31 feet to a set Flag Nail;

Thence along the centerline of right-of-way of Jaybee Court, S84°36'39"E a distance of 110.31 feet to a set Flag Nail;

Thence leaving said centerline, S05°23'21"W a distance of 30.00 feet to a set Flag Nail at the Point of Beginning, said point being in the existing Southerly right-of-way line of Jaybee Court;

Thence along said Southerly right-of-way line of Jaybee Court, S84°36'39"E a distance of 311.23 feet to a set 5/8" iron pin and cap at the Northwest corner of a 0.846 acre (deed) parcel conveyed to B F Hill Investments LLC in IR Deed 03-01020.

Thence along the West line of said 0.846 acre (dead) parcel, S05°25'09"W a distance of 124.87 feet to an existing 5/8" iron pin at the Northeast corner of a 1.5831 acres (dead) parcel conveyed to GPS Merger I LLC in IR Deed 03-13402;

Thence along the North line of said 1.5831 acres (dead) parcel, N64°34'57"W a distance of 319.21 feet to a set 5/8" iron pin and cap in the proposed East right-of-way line of Nottingham Pike, said point being the Southeast corner of parcel 34H of Purdy's 1st & 2nd Subdiv., Old State Road, Jackson County, Tennessee, Plat No. 00-0010, as shown

Thence along said second R/W and said second East right-of-way line of subdivision 25th, along a new tangent curve to the

Find the arc length and perimeter of the circle and the area of the sector. Round to the nearest hundredth.

Thence continuing along said parcel 34D and said proposed East right-of-way line of Wilmington Pike, along a curve to the right on an arc distance of 54.72 feet to the Point of Beginning, said curve having a radius of 30.00 feet, a central angle of 30.25° and a chord bearing N43°08'15"E for a distance of 47.44 feet.

Containing 0.949 acre of land more or less and being subject to easements, restrictions and rights-of-way of record.

Bearings are based on the centerline of Joyce Court, being $S84^{\circ}36'39"E$ per the centerline of survey plat for Dorothy Lane and Wilmington Pike Intersection Improvements as recorded in P.B. 210, Pg. 42.

Minuments referred to as in pins set are 5/8" diameter x 30 inch long iron bars with a 1-1/4 inch diameter plastic cap marked "Kleingers & Associates".

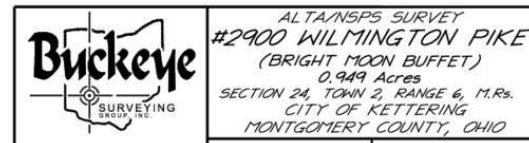
All references to Deed Book, Official Records, Microfiche Numbers, Instrument Numbers, and/or Plat Books refer to the Montgomery County Recorder's Office, Montgomery County, Ohio.

The above description is based upon a field survey made September 29, 2010 by Klingers & Associates, Inc., under the direction of Brian M. Elbe, Ohio Professional Surveyor No. 8321 and recorded in Vol. 2010, Pg. 0262 of the Montgomery County Engineers Record of Land Surveys.

TO: 2GB PROPERTIES LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS ALTA/NPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(b)(1), 8, 11, 13, AND 14 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2023.

Terry W Hughes
TERRY W. HUGHES
OHIO REG. SURVEYOR No. 7165

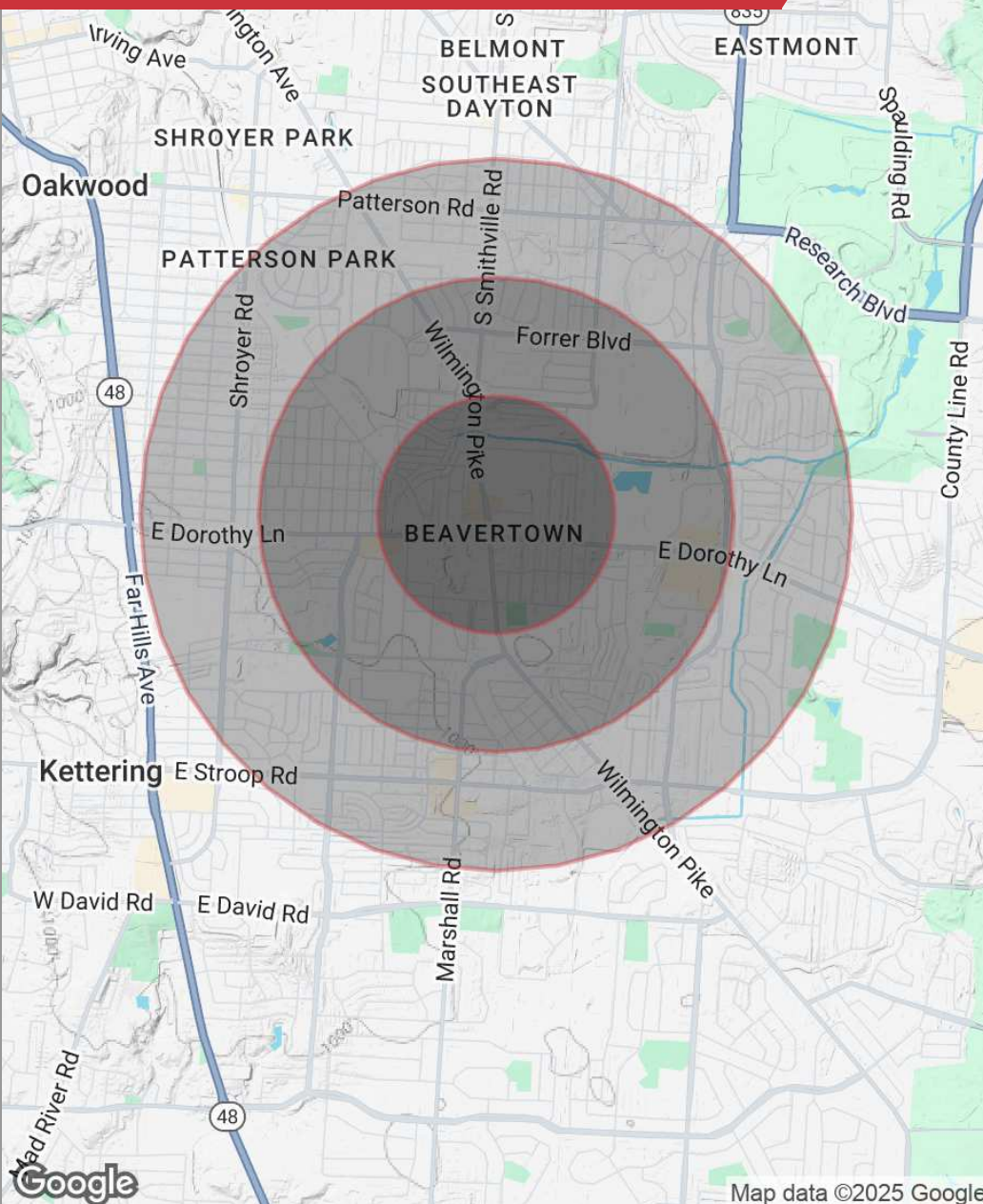


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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total population	2,731	11,981	30,402
Median age	33.5	36.7	36.9
Median age (male)	32.3	34.1	36.5
Median age (Female)	36.4	39.3	38.2

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	1,163	5,674	14,453
# of persons per HH	2.3	2.1	2.1
Average HH income	\$59,795	\$61,357	\$65,696
Average house value	\$118,734	\$124,201	\$127,796

** Demographic data derived from 2020 ACS - US Census*

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