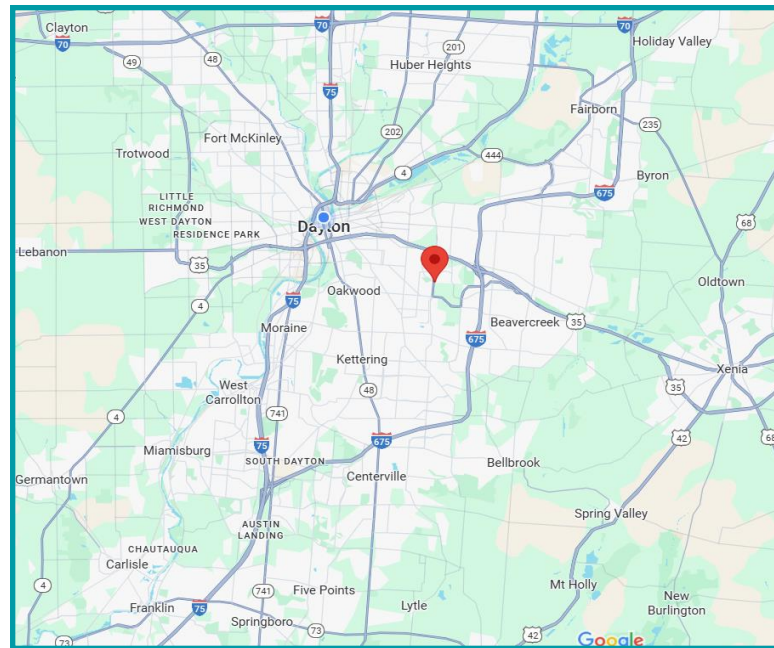




- .75 + acres available for ground lease-  
Holiday Hair Building by Grismar Tire Shop,  
Fricker's, Goodwill, and the Dayton Regional  
STEM School
- Extremely busy area with plenty of parking
- This sizable parcel of land spans over .75+  
acres and has additional acreage if needed  
up to 3.75 acres in total, rear acreage TBD
- 1.5 miles from US 35 and 2.8 miles from  
I-675 with easy ingress/egress
- Neighboring retailers include Fricker's,  
Wendy's, Subway, SIMA, and the Dayton  
Regional STEM School to name a few...
- Conveniently located on Woodman Drive  
with over 30,300 cars per day on Woodman  
Drive and over 26,200 cars per day on  
Woodman and Research Blvd/Patterson Rd!
- For Ground Lease - \$68,000 p/y or Lease to  
a strong Regional or Nationally recognized  
Tenant or For Sale: \$750,000 for the front .75+/-  
acres. The rear acreage TBD
- The City of Dayton is open to restaurant or other retail  
uses, with the rear 3 +/- acres, which can be split for  
recreational, multi-family, self-storage, etc. Zoning is  
EGC

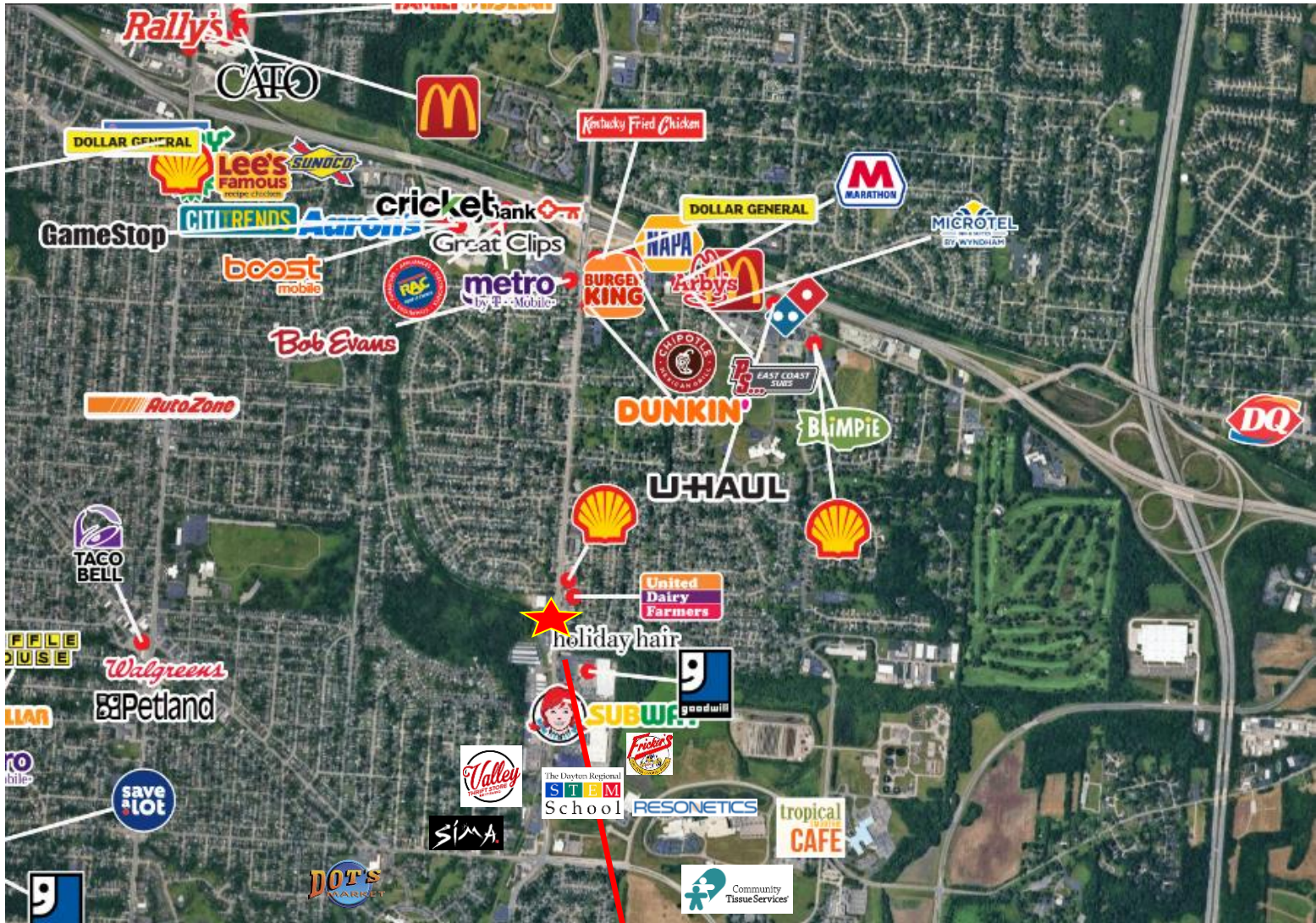


**For More Information, Please Contact:**

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**Mobile: 937.216.4636**  
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	9,438	103,895	207,824
Average HH Income	\$74,894	\$92,113	\$104,852
Daytime Employee Population	4,863	32,488	137,568



