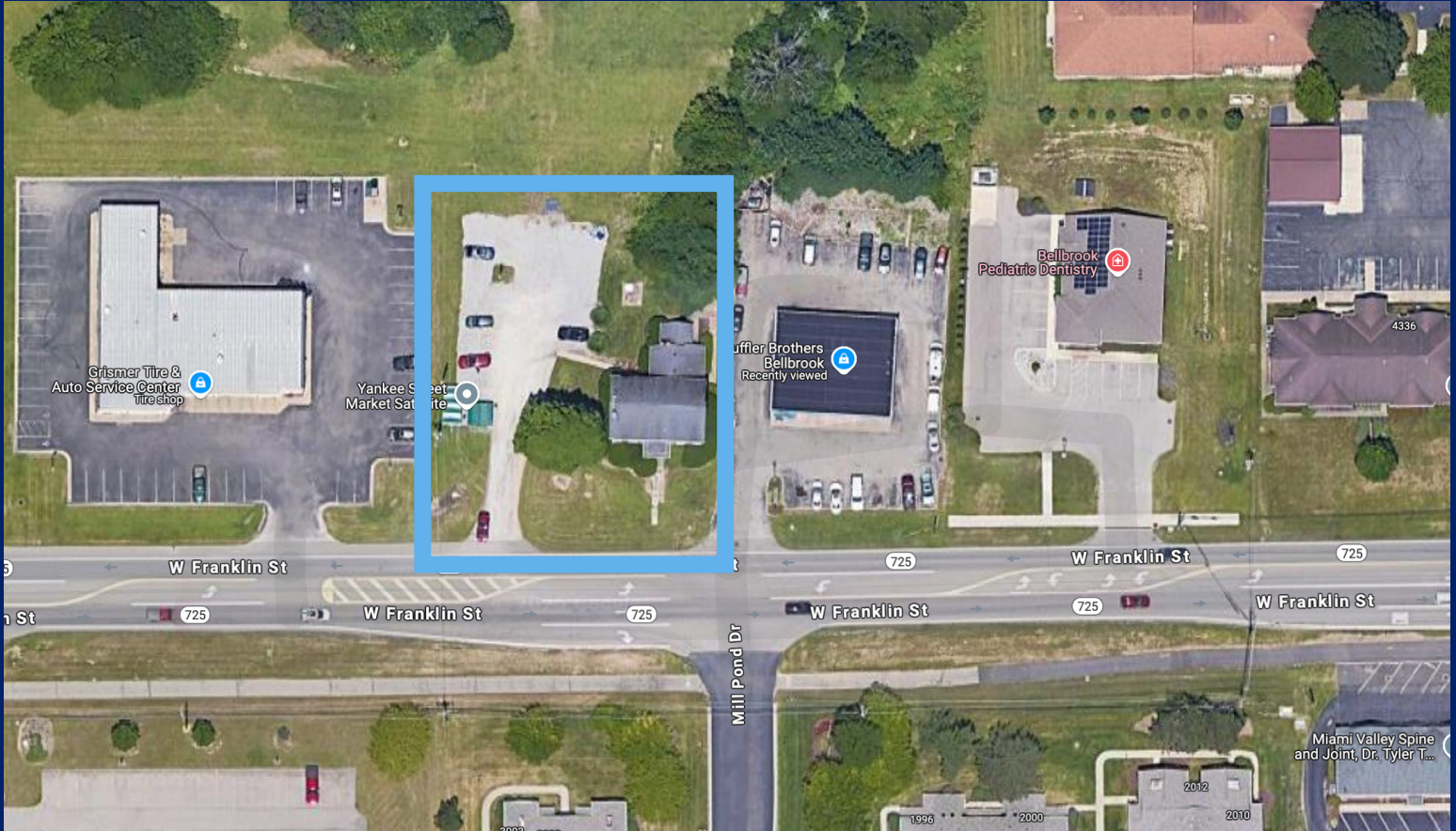




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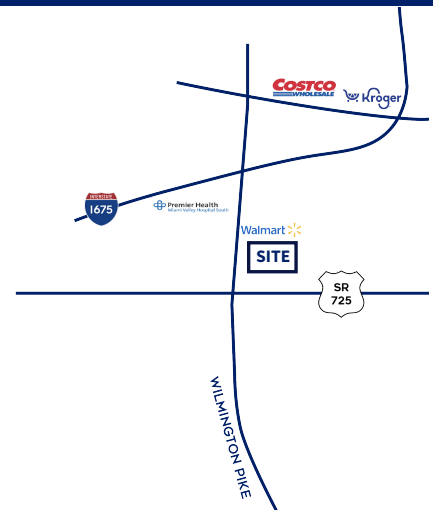
FOR GROUND LEASE OR BTS

4378 SR 725 Bellbrook, OH 45305



PROPERTY HIGHLIGHTS

- 0.75 +/- ACRES Available for Ground Lease or BTS
- IDEAL LOCATION in Bellbrook/Sugarcreek Twp. Near the Wilmington Pike/SR 725 intersection
- STRONG DEMOGRAPHICS
- EXCELLENT VISIBILITY with easy access to I-675
- CLOSE PROXIMITY to Kroger, Kohls, Lowes, Sugarcreek Health Center and the new Miami Valley Hospital South Campus



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	45,317	45,317	209,275
HH INCOME	\$90,507	\$91,932	\$87,350



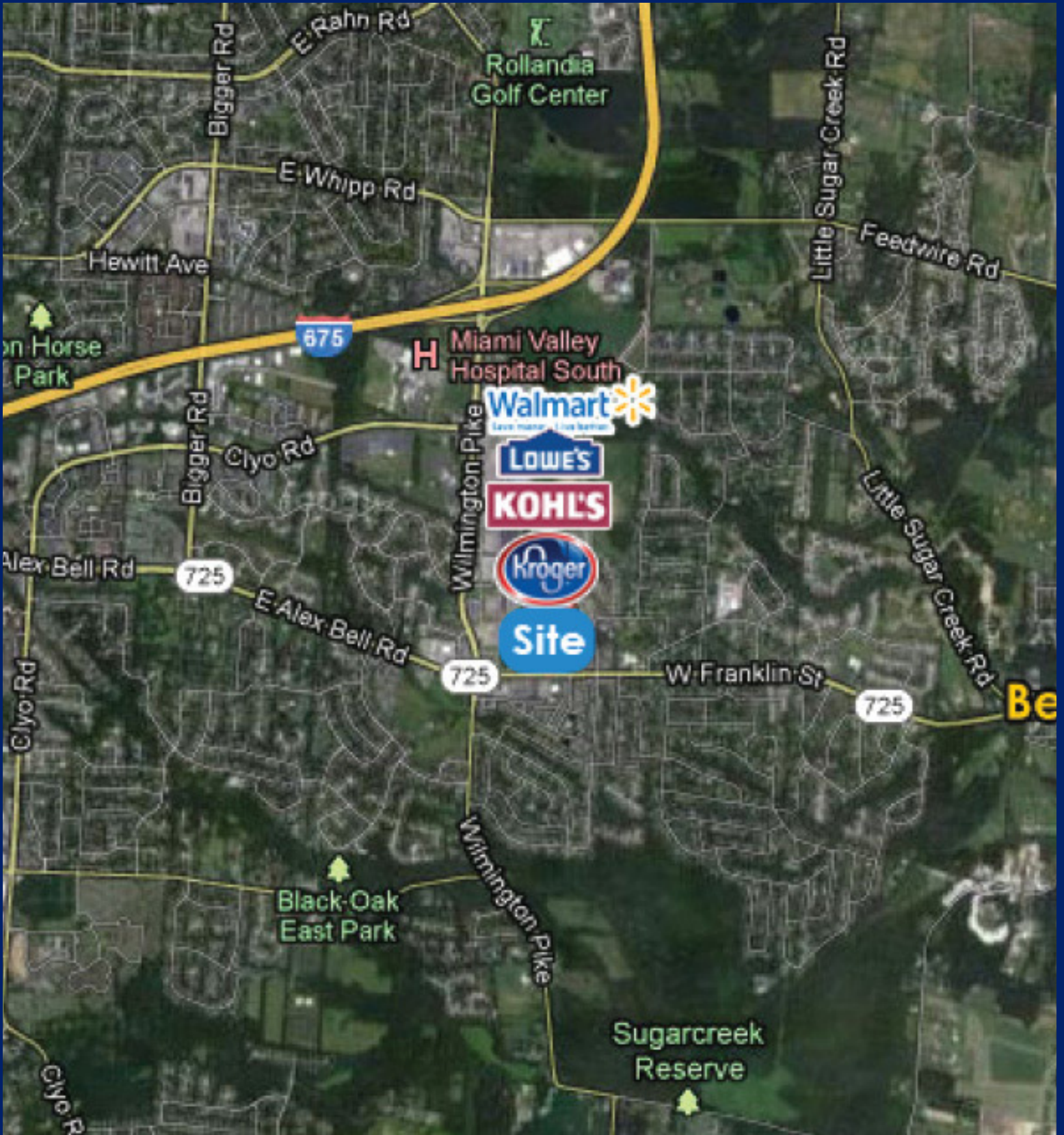
**COLDWELL BANKER
COMMERCIAL** HERITAGE



PAUL HOWE

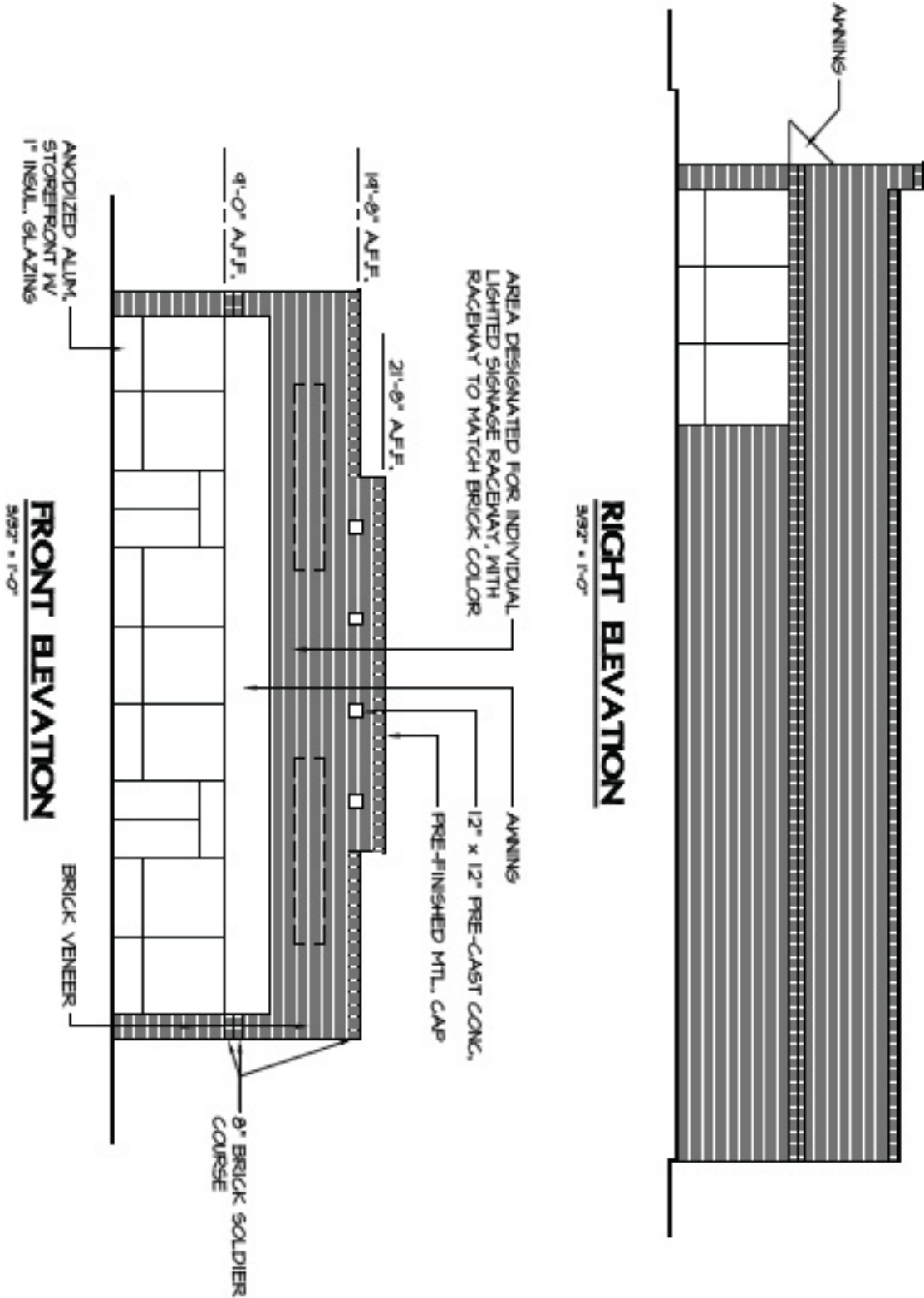
Associate Broker
The Paul Howe Group
937-475-1963

paul.howe@cbcommercial-heritage.com
www.ThePaulHoweGroup.com



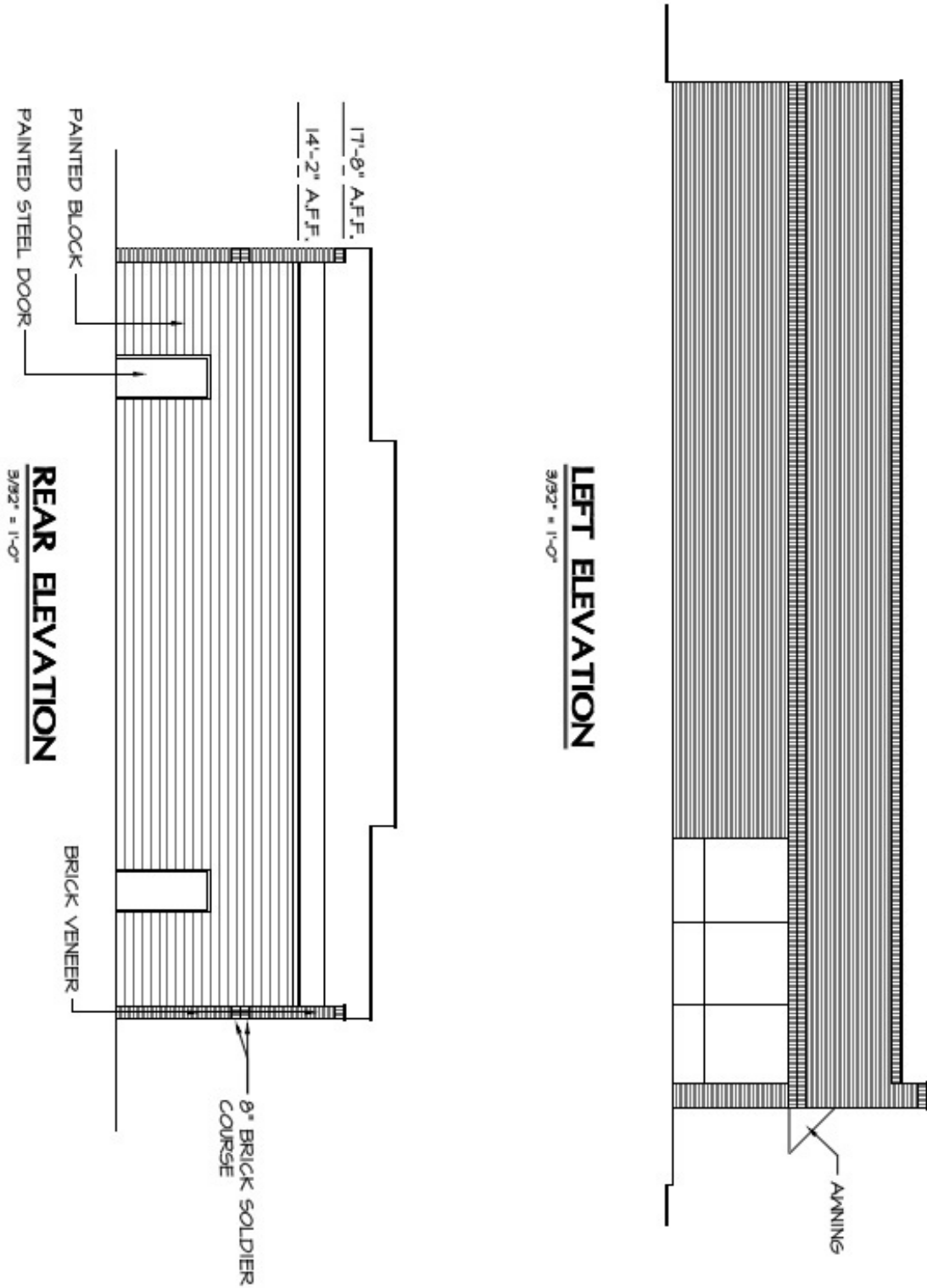
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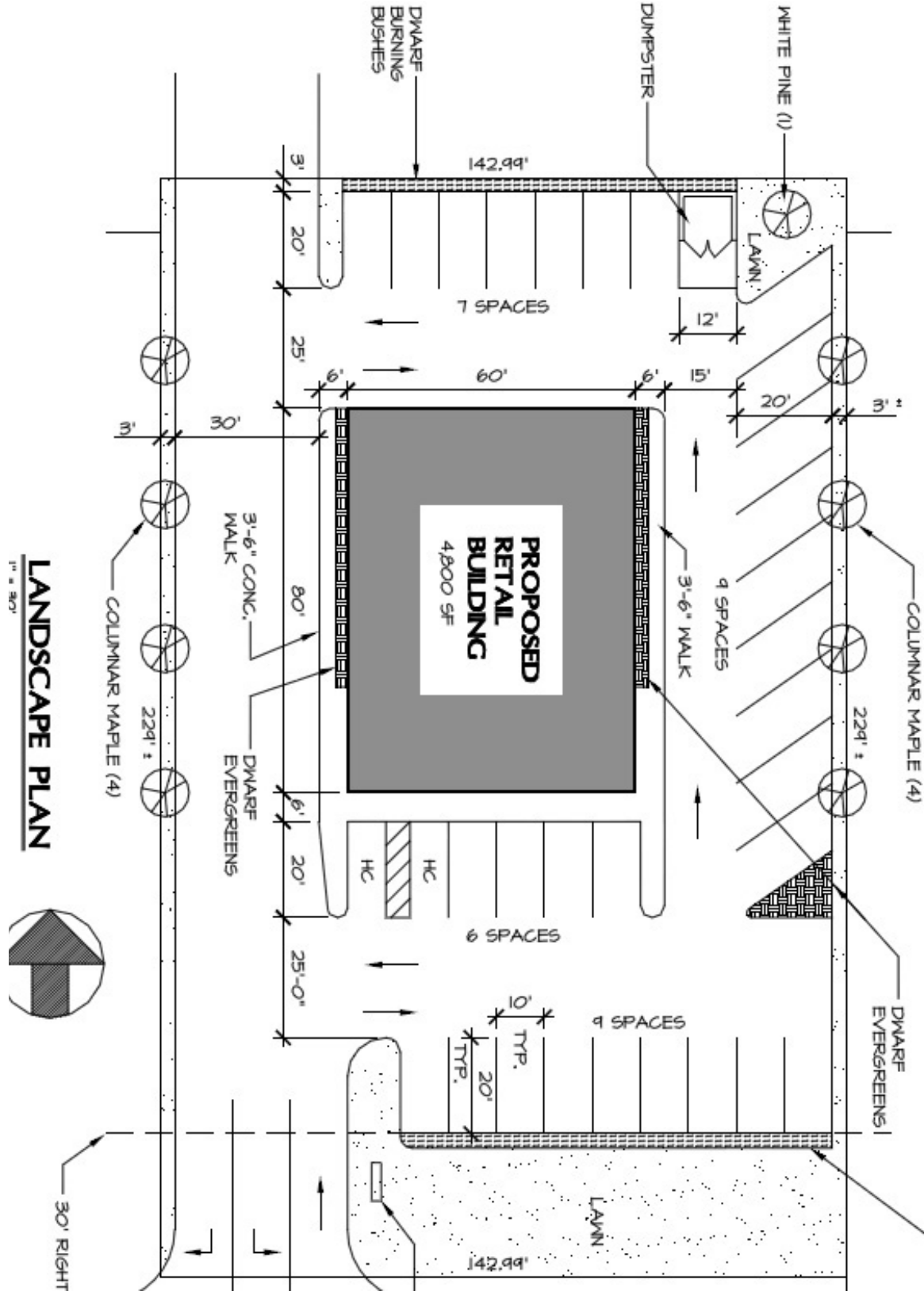
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