

FOR LEASE



**1906-1926 E WHIPP RD
DAYTON, OH 45440**

AmeriStop strip center located in Kettering, OH on East Whipp Road between Far Hills Avenue and Bigger Road. Nice residential area with good demographics.

2 end caps with great visibility, 1,200 SF former pet salon & 1,860 SF general retail. Great option for cell phone store, hair salon/barber shop, nail salon, neighborhood retail. Anchor tenant is Ameri-stop Food Mart with Marathon fuel pumps. Tenants include AmeriStop, Cousin Vinny's Pizza.

FEATURES

Lease Rate: \$12/SF
Lease Type: NNN (\$3.25)
Available SQFT: 1,200 & 1,860 SF
Year Built: 1989
Population 3 mile: 67,968
Households 3 mile: 30,027
Income 3 mile: \$77,521
Signalized Intersection
Parking spaces: 66
Traffic Count: 10,300 vpd

SK Sudbrack|Kron
Commercial Real Estate Services

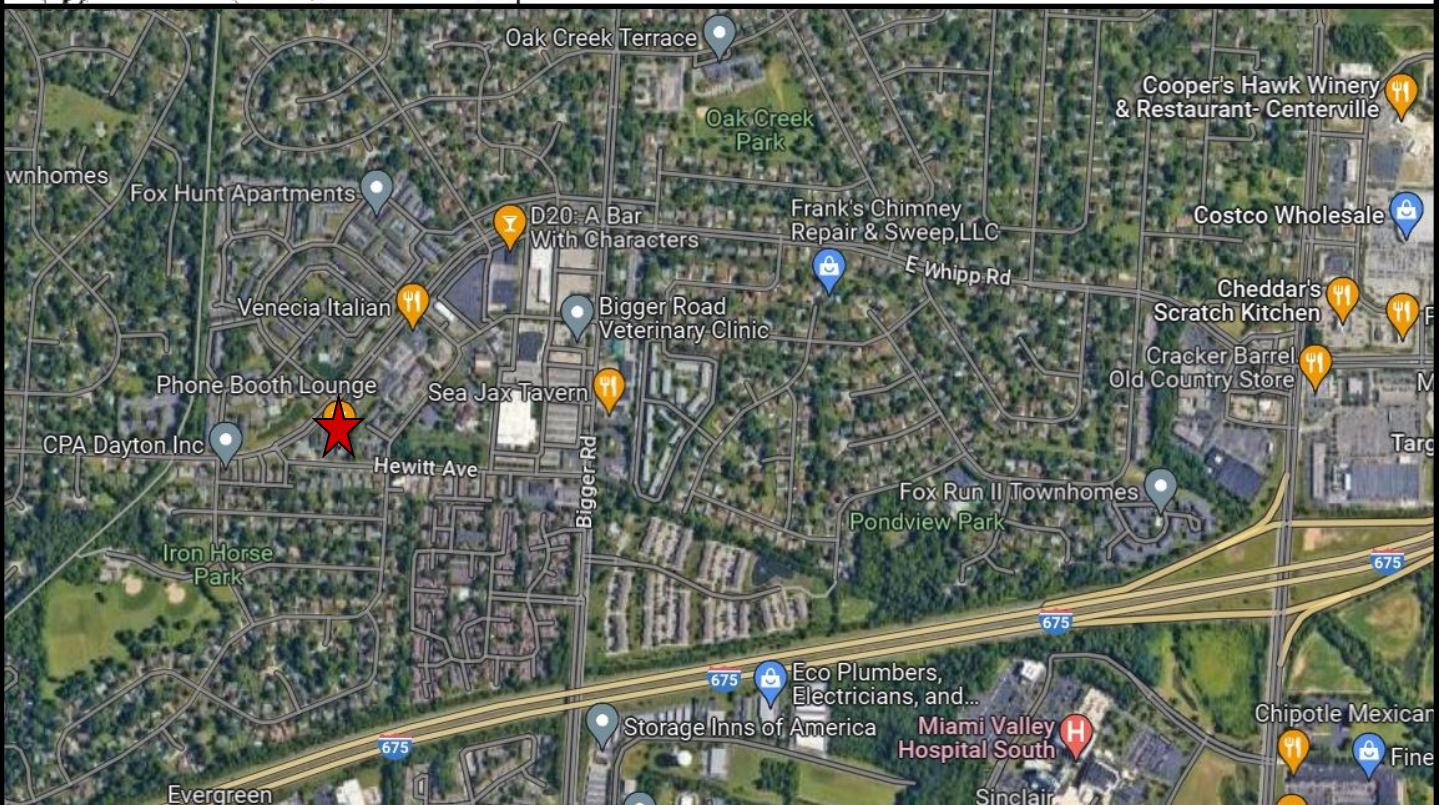
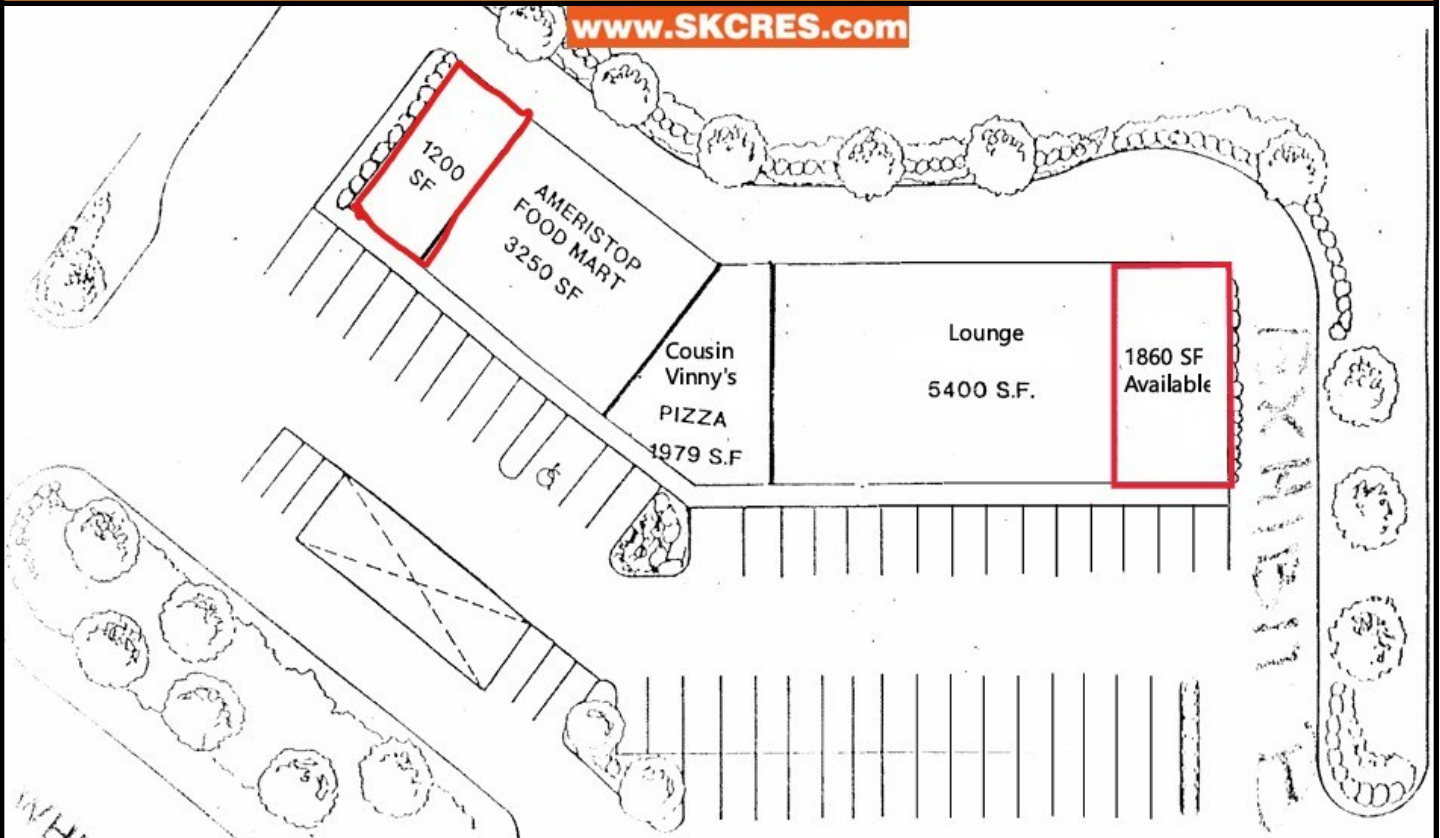
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