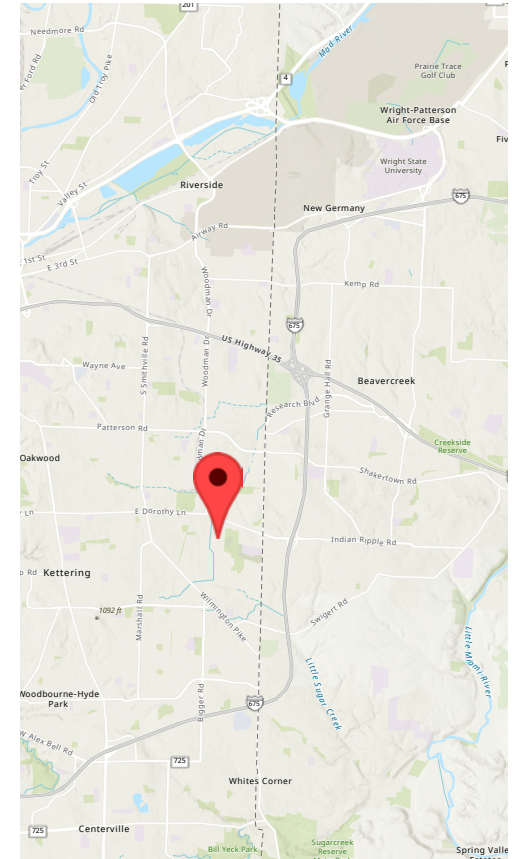


RETAIL SPACE AVAILABLE FOR LEASE

WOODLANE PLAZA | Woodman Dr and E Dorothy Ln, Kettering, OH



CONTACT:
JOHN ORR
937.531.5515
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WELCOME TO THE REGION WE KNOW

OBERER REALTY SERVICES, LTD.
937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com



WOODLANE PLAZA



PROPERTY HIGHLIGHTS

- 1,200 SF, 2,181 SF, 2,365 SF Available
- Well established neighborhood shopping center
- IDEAL KETTERING LOCATION on the E. Dorothy Lane major retail corridor across from Kettering Towne Center and less than 1 mile west of The Greene
- HIGHLY VISIBLE location at the intersection of Dorothy Land and Wilmington Pike offering direct frontage
- EXCELLENT ACCESS to/from Stroop Rd., Woodman Drive, Dorothy Lane and I-675
- CENTRAL TO DENSE KETTERING POPULATION BASE with over 86,500 residents in a 3-mile radius
- Shopping Center offers over 25,860 VPD
- Pylon signage available

2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	10,516	84,507	203,300
Total Employees	3,568	38,407	105,599
Total HH Income	\$68,580	\$81,698	\$84,803

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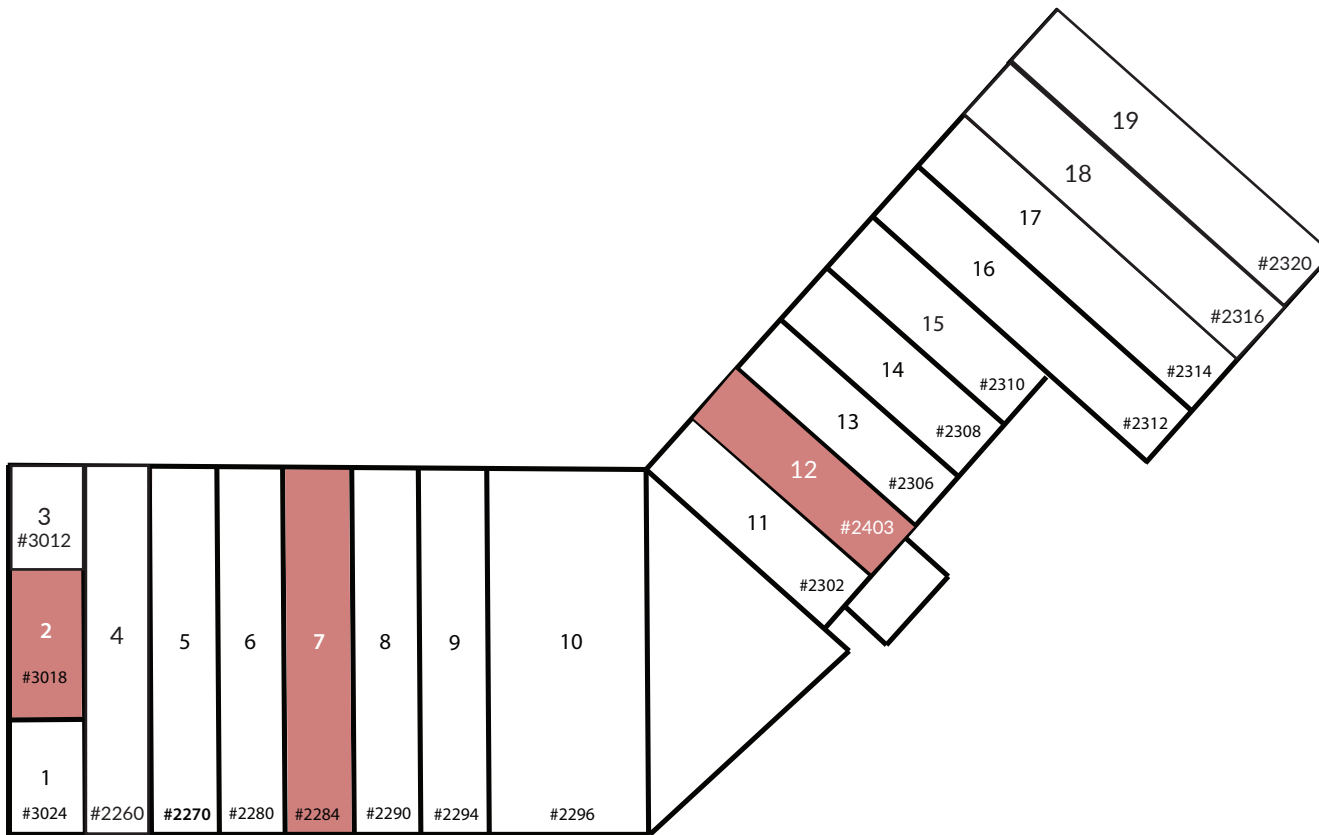


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WOODLANE PLAZA

SITE PLAN



1. #3024 I-Force Staffing - 1,660 SF
2. **#3018 AVAILABLE - 2,365 SF**
3. #3012 Red Wing Shoes - 1,162 SF
4. #2260 Red Wing Shoes - 2,500 SF
5. #2270 Schultz Train and Hobby Shop - 3,500 SF
6. #2280 DNA Computers - 2,000 SF
7. **#2284 AVAILABLE - 2,181 SF**
8. #2290 Los Reyes Mexican Restaurant - 4,200 SF
9. #2294 Game Swap - 4,700 SF
10. #2296 Dollar General - 9,500 SF
11. #2302 Nail Art - 1,900 SF
12. **#2403 AVAILABLE - 1,200 SF**
13. #2306 Woodlane Barbers - 900 SF
14. #2308 Poochie Bath & Boutique - 1,500 SF
15. #2310 Catacomb Records - 900 SF
16. #2312 Maverick's Card Shop - 2,000 SF
17. #2314 One Main Financial - 2,000 SF
18. #2314 Rum Runners Cafe - 3,709 SF
19. #2320 Vacuum Concepts - 1,891 SF
20. #3002 Jimmy's Italian Kitchen - 2,500 SF

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