

# 5,600 SF Former Drive-Thru Restaurant

4465 Indian Ripple Road  
Dayton, OH 45440



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For Sale

## Property Overview

- + **Building Size:** 5,600 SF
- + **Acreage:** 2.254 AC
- + **Parking:** 56 Spaces
- + **Zoning:** B4 Highway
- + **Traffic Count:** 20,960 VPD on Indian Ripple Road / 18,443 VPD on E Stroop Road
- + **Frontage:** 200' on Indian Ripple Road
- + **Year Built:** 1960
- + **Adjacent Neighbors include:** LA Fitness, Ulta Beauty, Nordstrom Rack, Starbucks
- + Conveniently located off I-675 which sees 81,988 VPD

## Contact Us

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## Area Demographics

5 MILE RADIUS



Population  
**194,119**



Households  
**81,975**



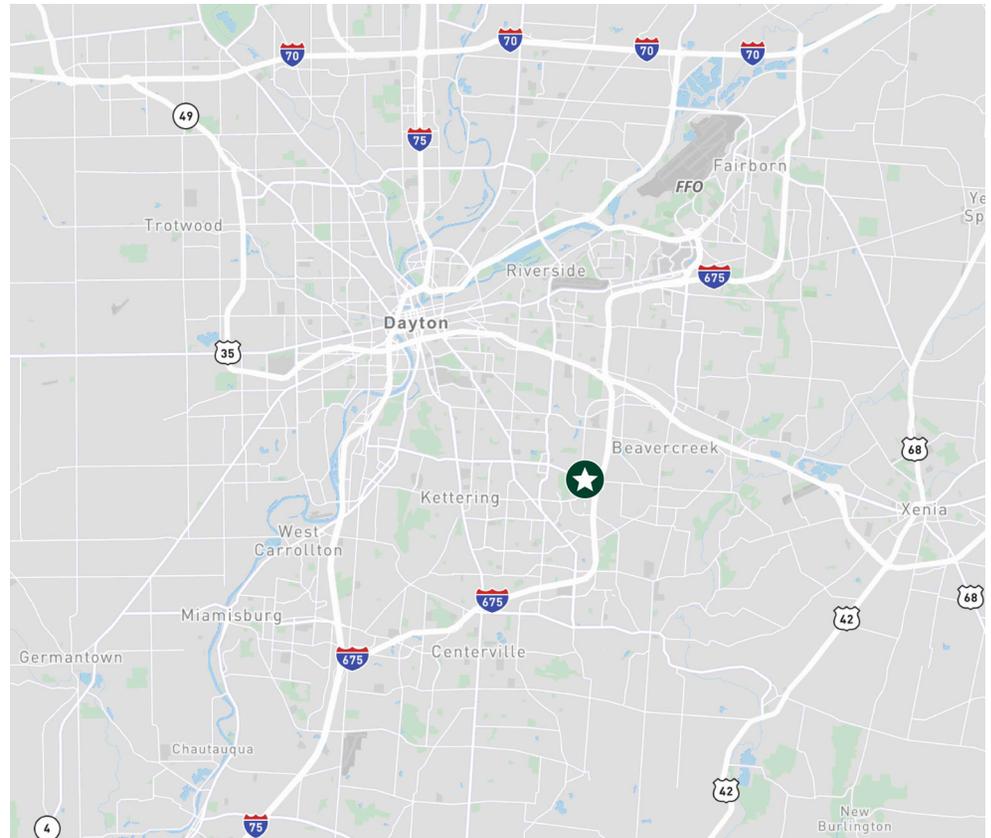
Employees  
**81,861**



Avg. HH Income  
**110,229**



Pop. 25 & Over  
**134,787**



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