



THE
PAUL HOWE
GROUP

FOR SALE

135 W. Dorothy Ln., Kettering, OH 45429



PROPERTY HIGHLIGHTS

- **8,360 SqFt** (4,200 SqFt First Floor / 4,000 SqFt Upper Floor / Ground Floor Outdoor Storage 160 SqFt)
- **Leasable** (Subtract Stairs/ Mechanical) First Floor: 3,700 SqFt/ Upper Floor: 3,600 SqFt
- 1 block from Oakwood, OH
- All-new Exterior Windows in 2016
- Mechanical Systems: 5 zones for building, high efficiency natural gas boiler system (Replaced in 2013)
- DuroLast Roofing system w/ 20-Year warranty installed 2016
- 3 Story concrete building with parking under the building on ground floor.
- Renovations completed in 2021

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	89,282	219,371	532,270
HH INCOME	\$63,893	\$56,311	\$60,245

**Income information is based on LoopNet median-income records of the area*



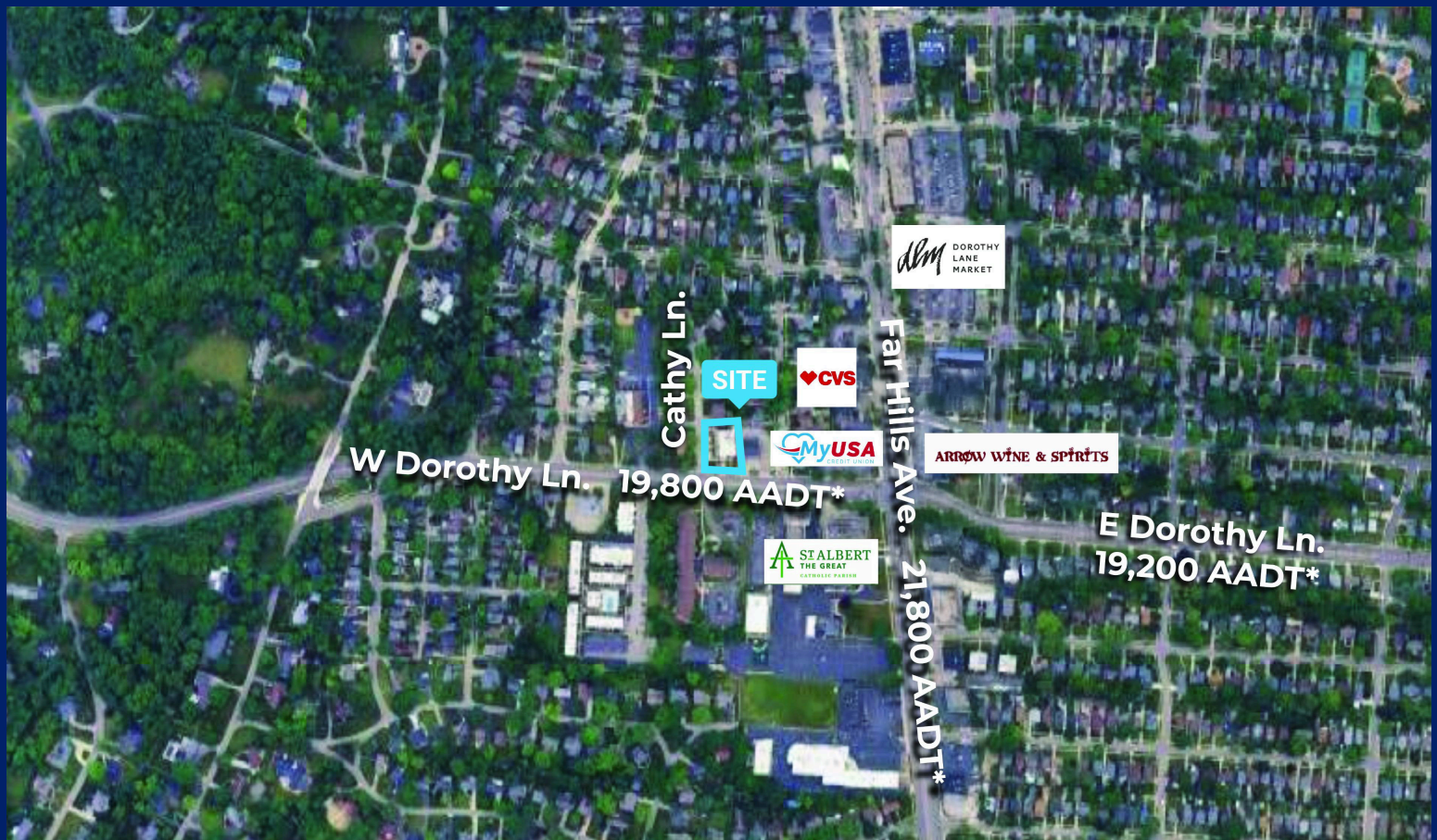
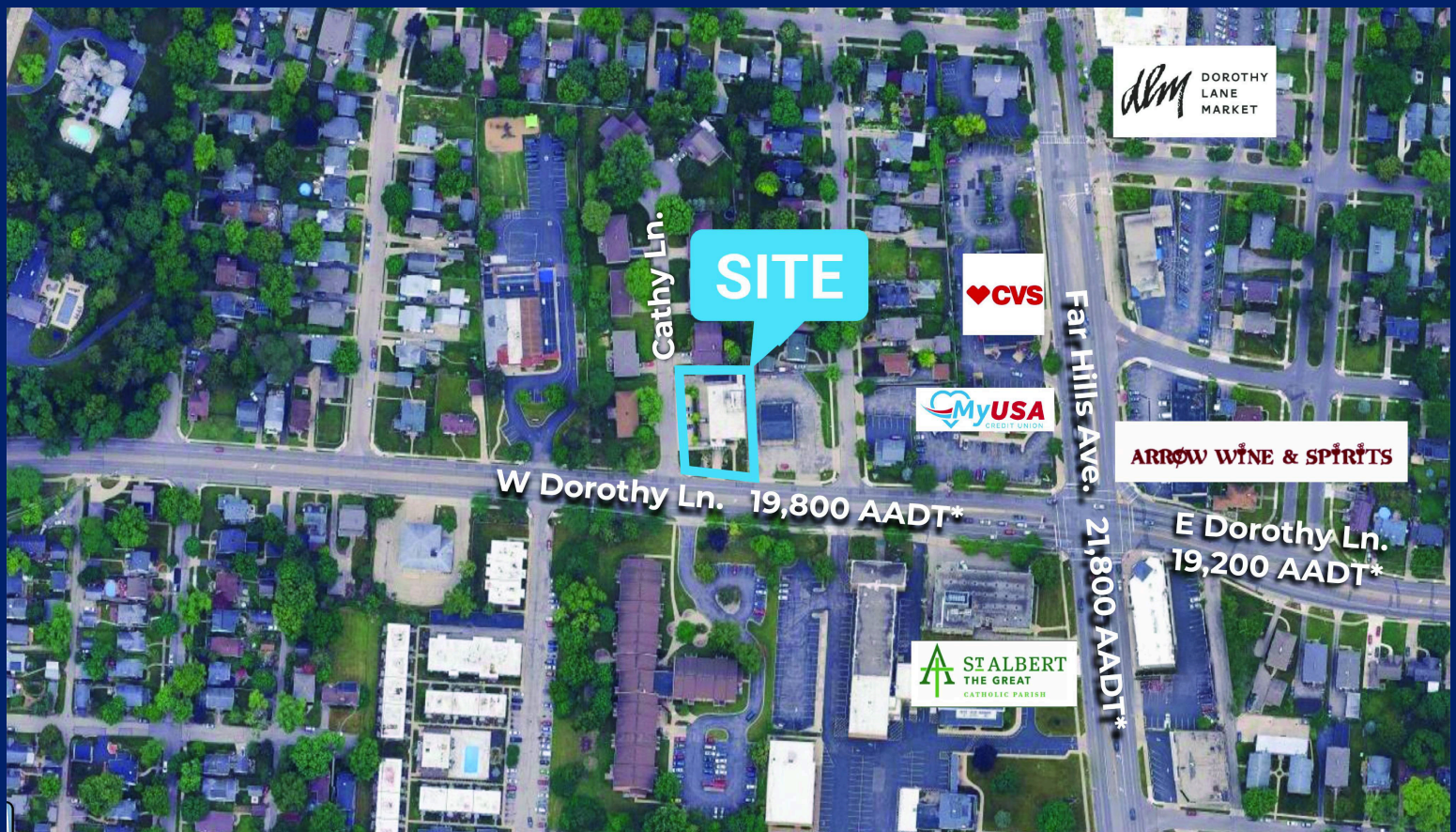
COLDWELL BANKER
COMMERCIAL | HERITAGE



PAUL HOWE

Associate Broker
The Paul Howe Group
937-475-1963

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



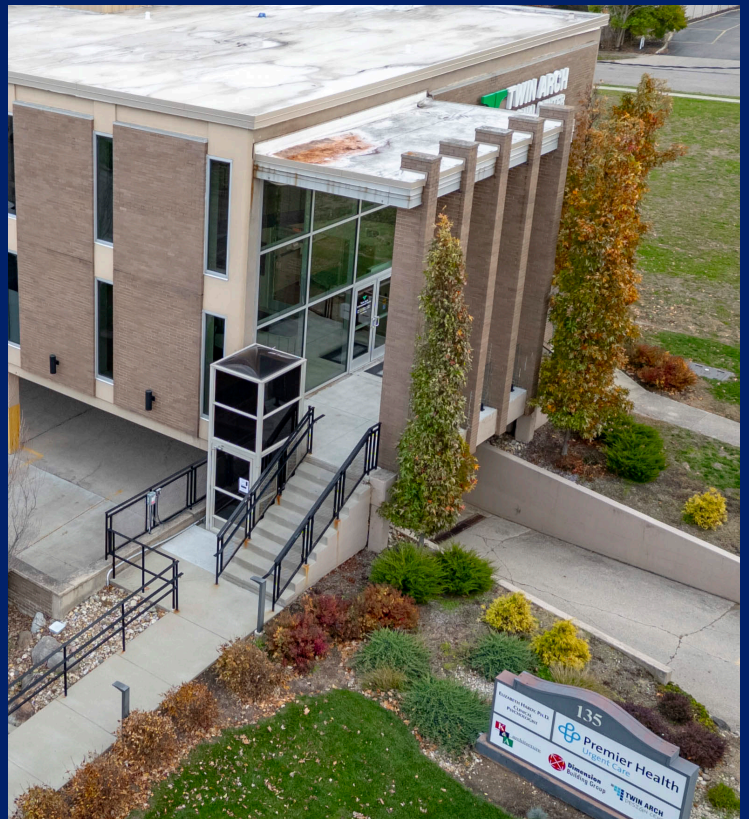
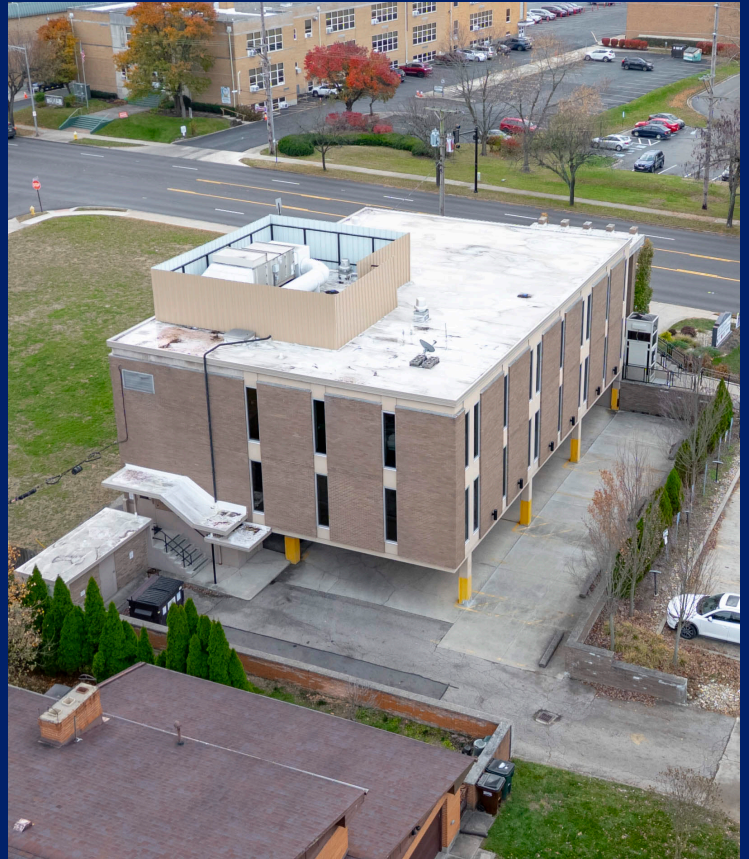
Disclaimer: Traffic records pulled from www.mvrpc.org - *2019 Records





COLDWELL BANKER
COMMERCIAL

HERITAGE



The Paul Howe Group, Coldwell Banker Heritage, 937-475-1963 | paul.howe@cbcommercial-heritage.com | www.ThePaulHoweGroup.com

© 2025 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker® and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC. The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale, and withdrawal from the market without notice.





COLDWELL BANKER
COMMERCIAL

HERITAGE



The Paul Howe Group, Coldwell Banker Heritage, 937-475-1963 | paul.howe@cbcommercial-heritage.com | www.ThePaulHoweGroup.com

© 2025 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker® and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC. The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale, and withdrawal from the market without notice.





COLDWELL BANKER
COMMERCIAL

HERITAGE



The Paul Howe Group, Coldwell Banker Heritage, 937-475-1963 | paul.howe@cbcommercial-heritage.com | www.ThePaulHoweGroup.com

© 2025 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker® and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC. The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale, and withdrawal from the market without notice.





**COLDWELL BANKER
COMMERCIAL**

HERITAGE



The Paul Howe Group, Coldwell Banker Heritage, 937-475-1963 | paul.howe@cbcommercial-heritage.com | www.ThePaulHoweGroup.com

© 2025 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker® and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC. The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale, and withdrawal from the market without notice.





COLDWELL BANKER
COMMERCIAL

HERITAGE



The Paul Howe Group, Coldwell Banker Heritage, 937-475-1963 | paul.howe@cbcommercial-heritage.com | www.ThePaulHoweGroup.com

© 2025 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker® and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC. The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale, and withdrawal from the market without notice.





**COLDWELL BANKER
COMMERCIAL**

HERITAGE



The Paul Howe Group, Coldwell Banker Heritage, 937-475-1963 | paul.howe@cbcommercial-heritage.com | www.ThePaulHoweGroup.com

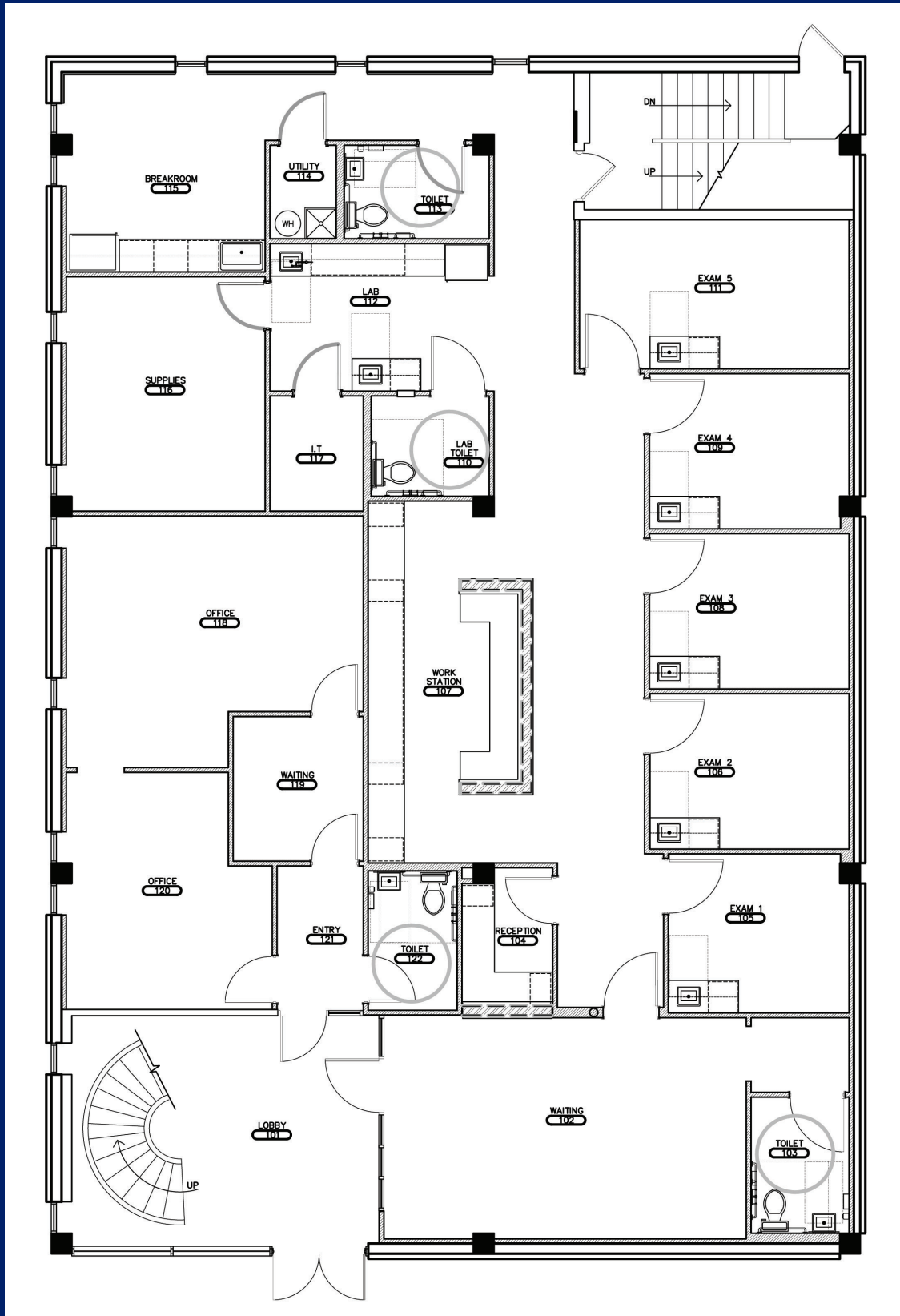
© 2025 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker® and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC. The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale, and withdrawal from the market without notice.





**COLDWELL BANKER
COMMERCIAL**

HERITAGE



The Paul Howe Group, Coldwell Banker Heritage, 937-475-1963 | paul.howe@cbcommercial-heritage.com | www.ThePaulHoweGroup.com

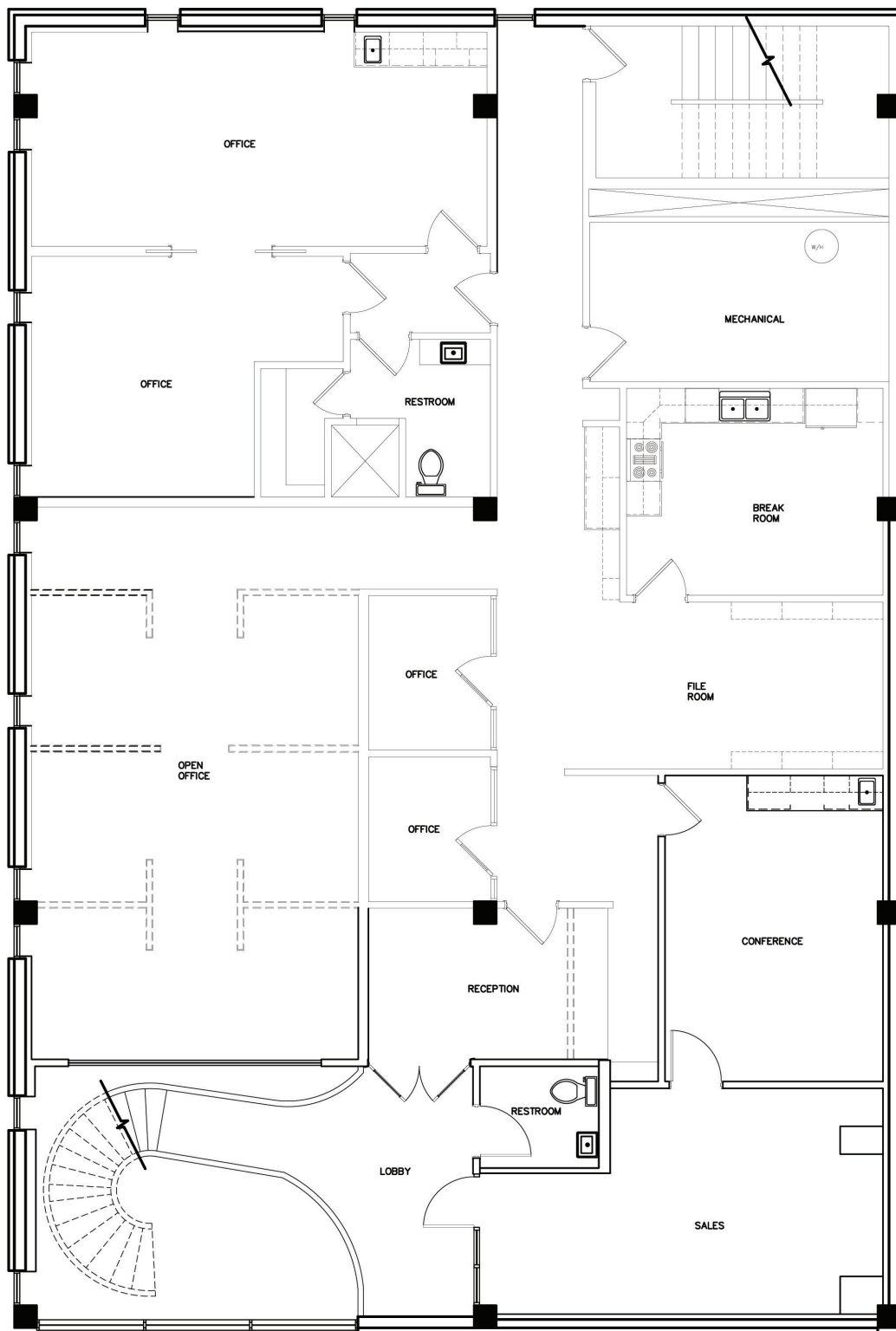
© 2025 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker® and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC. The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale, and withdrawal from the market without notice.





COLDWELL BANKER
COMMERCIAL

HERITAGE



The Paul Howe Group, Coldwell Banker Heritage, 937-475-1963 | paul.howe@cbcommercial-heritage.com | www.ThePaulHoweGroup.com

© 2025 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker® and the Coldwell Banker logo are registered service marks owned by Coldwell Banker Real Estate LLC. The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale, and withdrawal from the market without notice.

