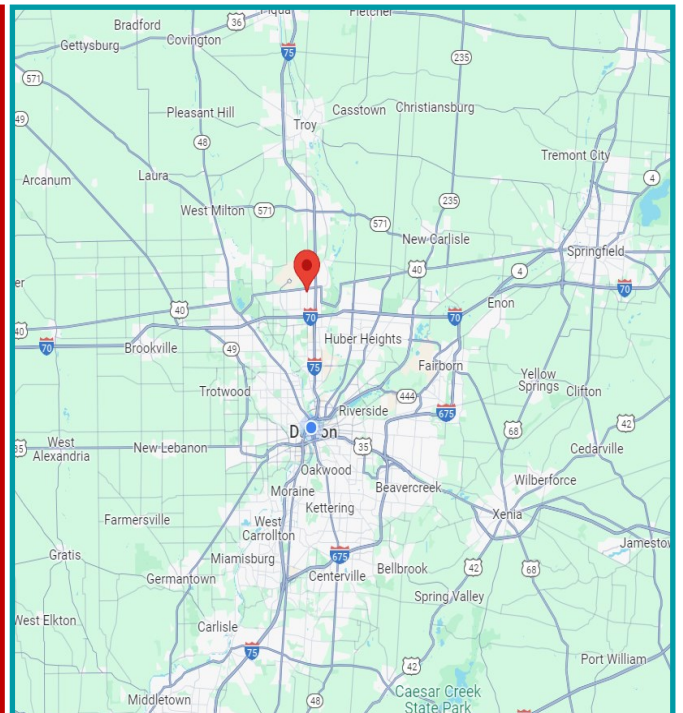




PROPERTY HIGHLIGHTS

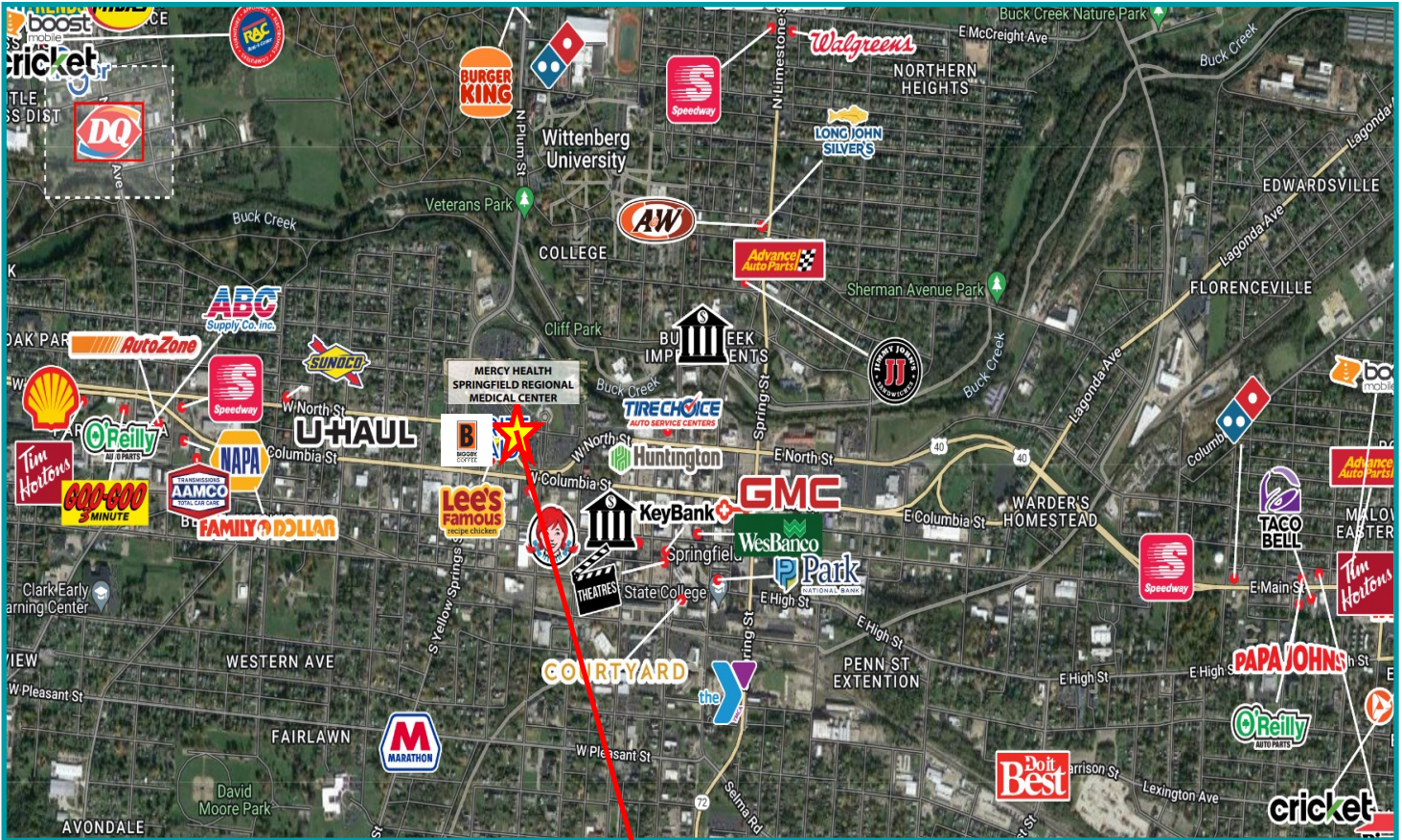
- 11,320 Square Feet
- 1.426 acres built in 1997; Commercial Land Freestanding former Rite Aid with open floor and ceiling plan
- Hard Corner Location at a Busy Signalized Intersection
- 2 lane drive thru with canopy and 3 entrances
- Excellent visibility with multiple ingress/egresses. 124' on Dixie Drive and 184' on National Road
- Located directly across the street from the Dayton International Airport and across from Kettering Physician Network
- The Rite Aid building is on the corner of the Crossroads of America <https://www.hmdb.org/m.asp?m=96487> Vandalia became known as the original "Crossroads of America," with the intersection of National Road (US 40) and the Dixie Highway (US 25)
- For Lease: \$18.00 NN

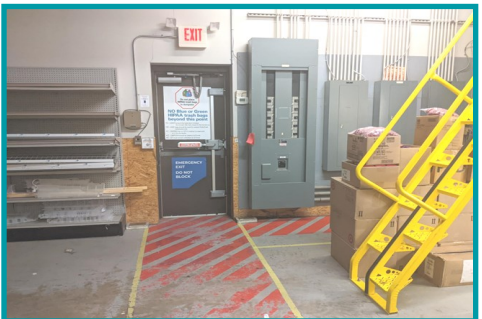
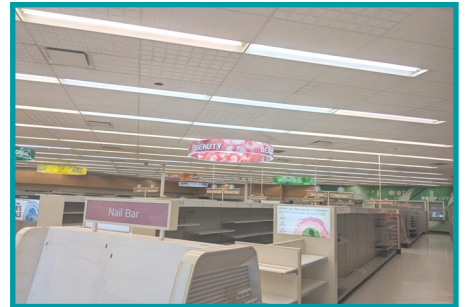


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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	5,802	19,806	73,063
Average HH Income	\$100,893	\$118,330	\$116,614
Daytime Population	3,696	20,426	43,015

