



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 <u>https://</u> <u>www.hmdb.org/m.asp?m=96487</u> 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



Kelly Gray | Vice President, CCIM For More Information, Please Contact:

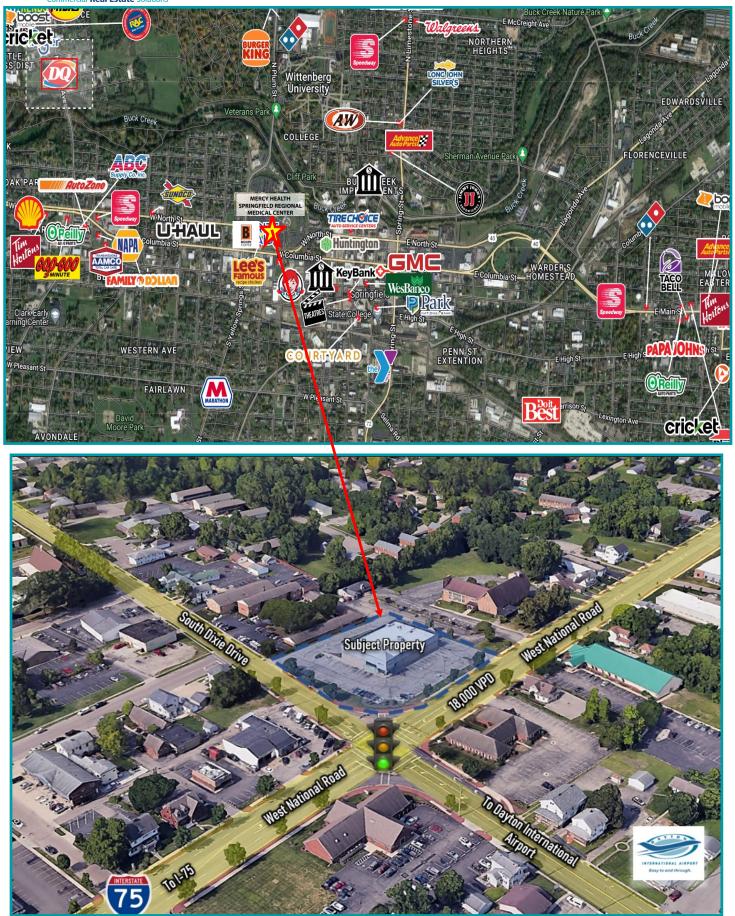
Mobile: 937.470.3002 kgray@equity.net

Tracey Herron | Sr. V.P. of Sales & Leasing Mobile: 937.216.4636 therron@equity.net

www.equity.net | 937.291.1179 | 11 West Monument Avenue, Suite 506, Dayton, Ohio 45402

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

























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















