

3325 Stop Eight Rd.
Dayton, OH 45414



Consulting

Appraisal

Investment

Retail

Office

Industrial

Full Service Real Estate Company

Features:

- 45,591 Square Feet
- 400+ Parking Spaces
- Community College Setup
- 21 Class Rooms
- 18 Private Offices
- Joint Work Spaces
- Excellent Condition
- New Roof
- Zoned: HB—Highway Business
- Close to I-70/I-75 Interchange
- 8.68 Acre Lot

For more information

Contact:

Ben Redick

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Bruns Realty Group
3050 Tipp-Cowlesville Rd.
Tipp City, OH 45371
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All information regarding subject property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to error, omission, change of condition, prior sale, lease, financing or withdrawal from the market without notice.



ITT Tech Building
3325 Stop Eight Rd.
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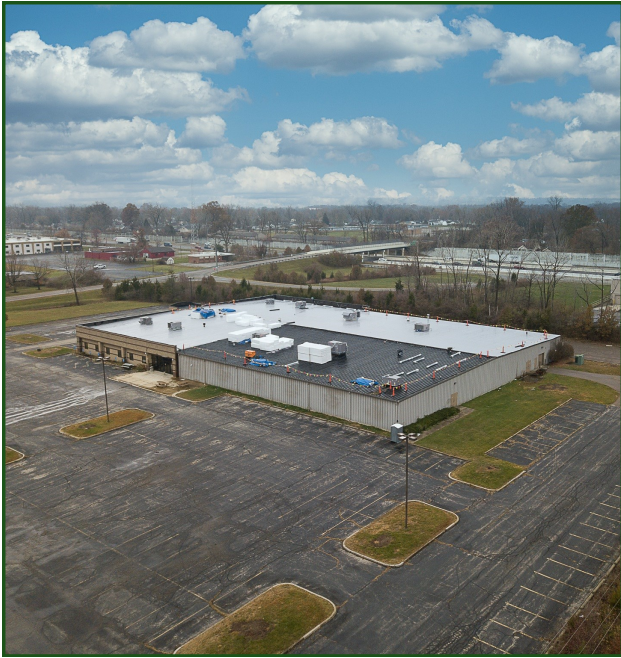


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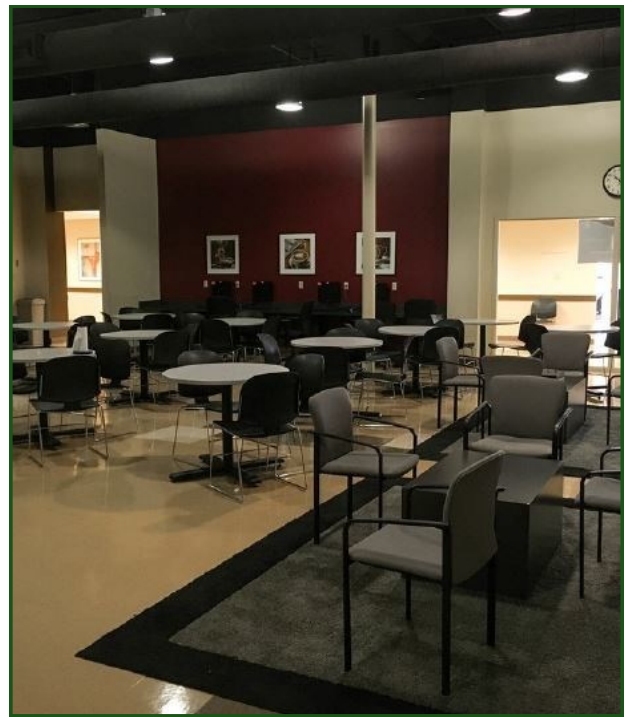
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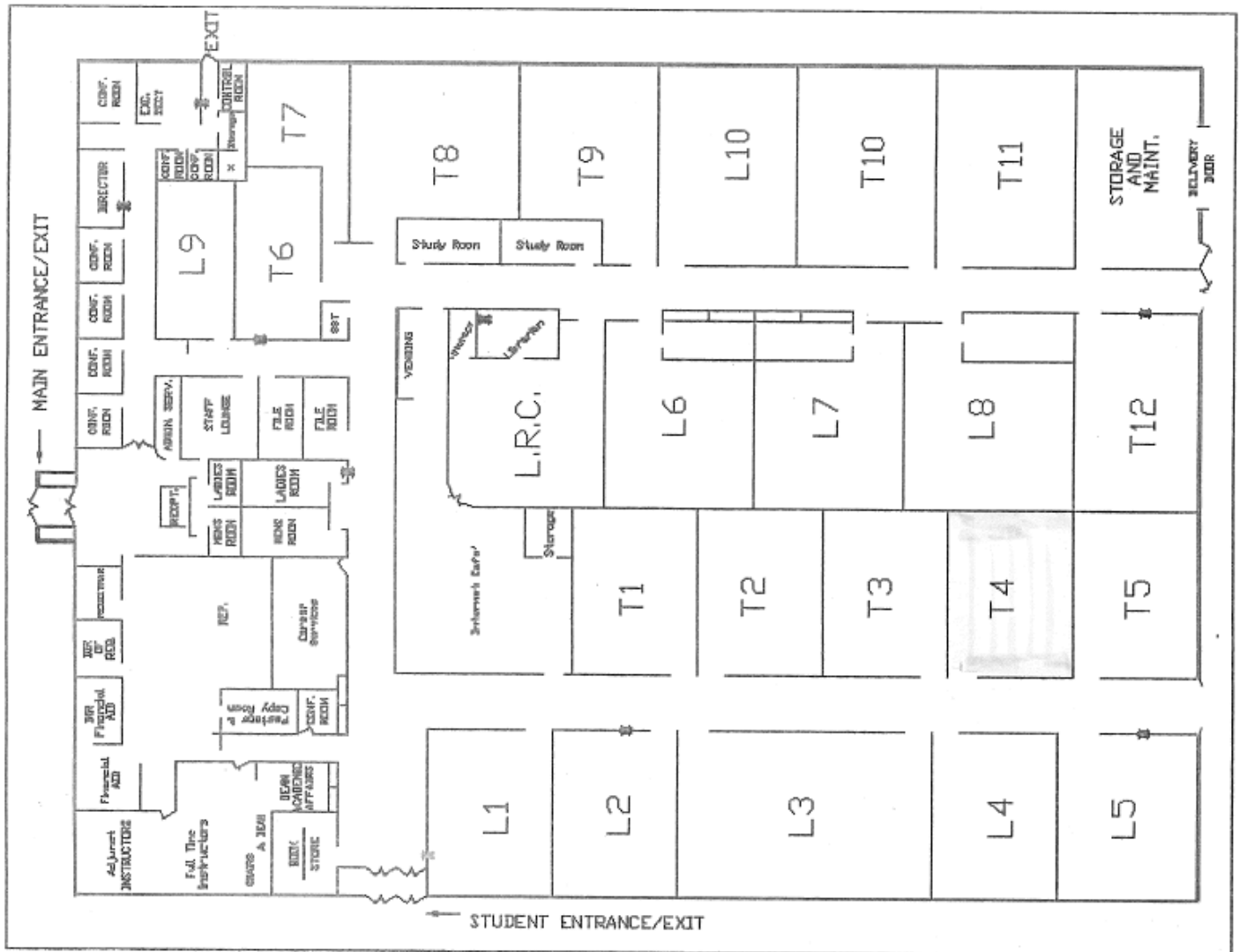
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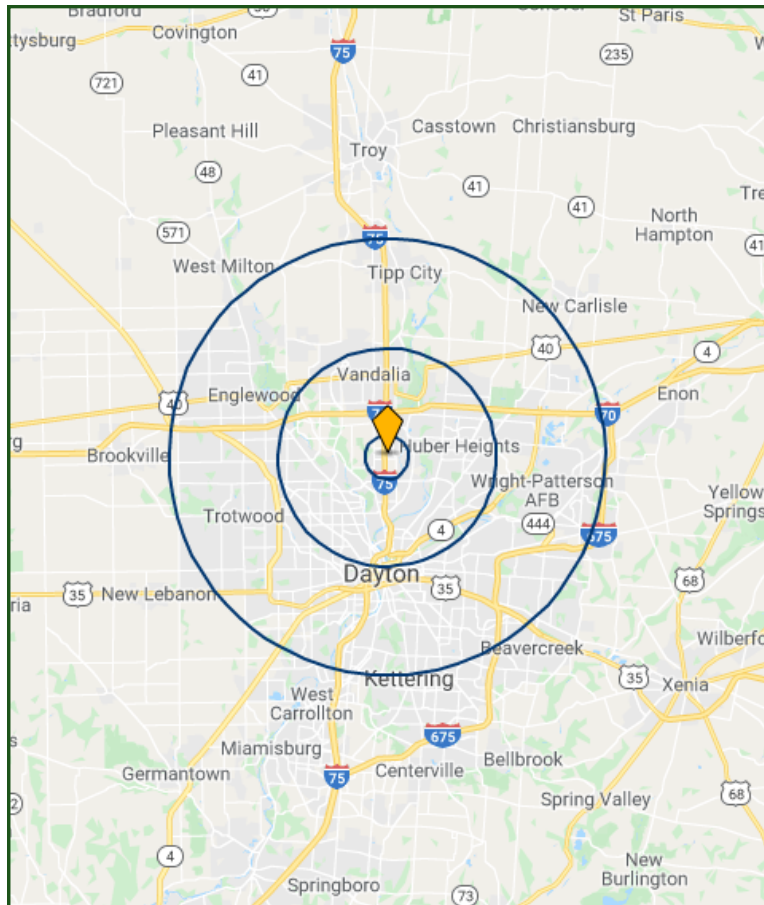
3325 Stop Eight Rd features over 45,000sf currently configured for post-secondary education. The steel and block building construction provides for a lot of flexibility for other uses including call centers, long-term care, flex use and others. Current layout includes:

- 18 Private Offices
- Open work spaces
- 21 Class Rooms
- Large Student Lounge
- Learning Resource Center
- Maintenance Room with OHD
- Two sets of restrooms
- Office, classroom, and computer equipment included
- Multiple Storage Rooms



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Demographics	1 Mile	5 Mile	10 Mile
Population	4,001	150,975	453,727
Average Age	40.6	39.7	38.8
Total Households	1,689	63,092	185,529
Average HH Income	\$49,851	\$58,634	\$61,992



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