



Triangle Station

2301-2373 Dayton-Germantown Pike, Germantown, OH
45327



Lauren Rau

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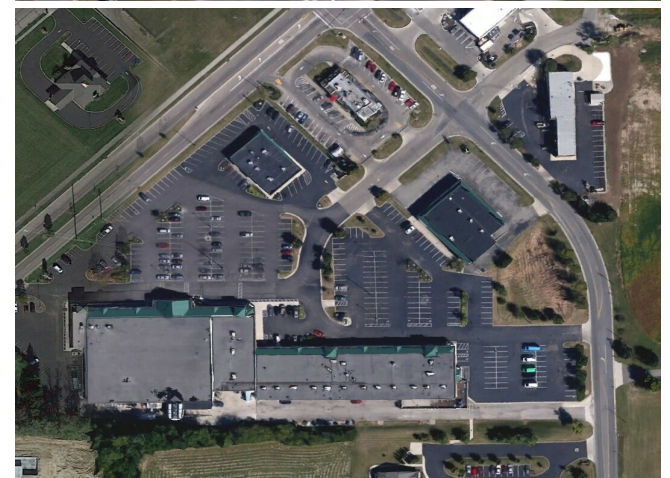


Triangle Station

\$15.00 /SF/YR

Suite 2371 Dayton-Germantown Pike (SR-4) is now available for lease! With over 16,000 VPD on SR-4, the location is suitable for a regional or national franchise. Suite 2371 offers +/-1800 SF suitable for a retail, food service, or professional services business, and is adjacent to a high-volume Mc Donalds. This well-maintained, Class B retail building is surrounded by anchor tenants including Subway, Papa John's Pizza, Dollar Tree, Hot Head Burritos, and Whit's Custard, with a freestanding CVS Pharmacy, and Taco Bell nearby. The property last operated as a fitness center franchise, and offers perimeter aluminum storefront glass, front customer entrance/ exit and ample parking. Open floorplan with reception desk, 2 dedicated restrooms, bonus room, and storage closet. Lease rate is \$2300/mo.; 5-year minimum term. Applicant is subject to Landlord approval. For additional details, please contact Listing Agent Lauren Rau, Coldwell Banker Commercial Heritage,...

- High traffic volume
- Parking
- Neighboring anchor tenants



Rental Rate:	\$15.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Center Properties:	4
Frontage:	774' on Butter St
Gross Leasable Area:	84,632 SF
Walk Score ®:	40 (Car-Dependent)
Rental Rate Mo:	\$1.25 /SF/MO

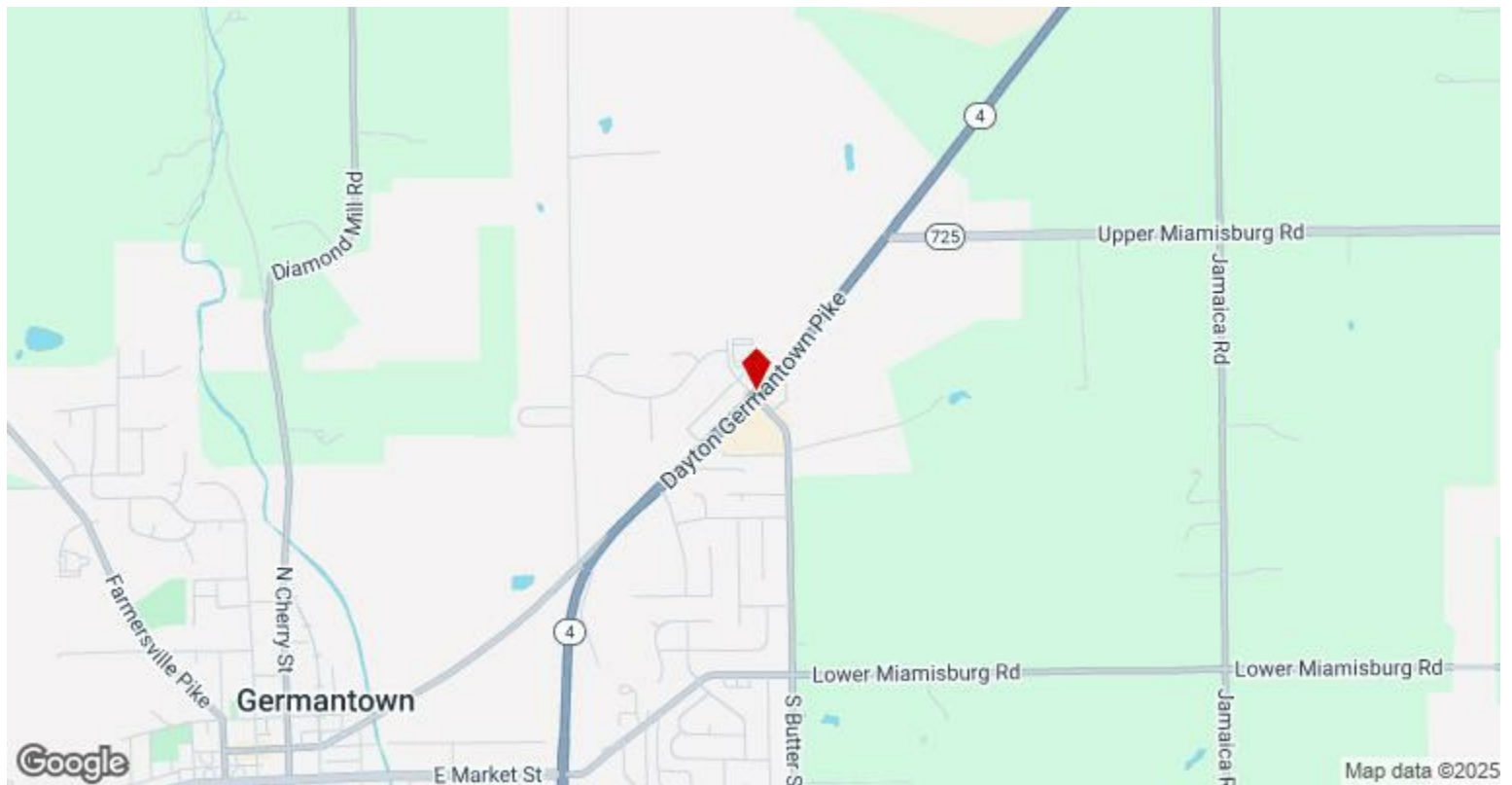
1st Floor Ste 2371

Space Available	1,800 SF
Rental Rate	\$15.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Retail
Lease Term	5 - 20 Years

Suite 2371 Dayton-Germantown Pike (SR-4), is now available, offering +/-1800 SF of retail/food service, suitable for a regional or national franchise. Located in the Triangle Station Shopping Center, this suite is adjacent to a high-volume McDonald's, with easy access.

Major Tenant Information

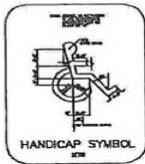
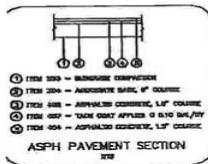
Tenant	SF Occupied	Lease Expired
Hot Head Burritos	-	
Whit's Frozen Custard	-	



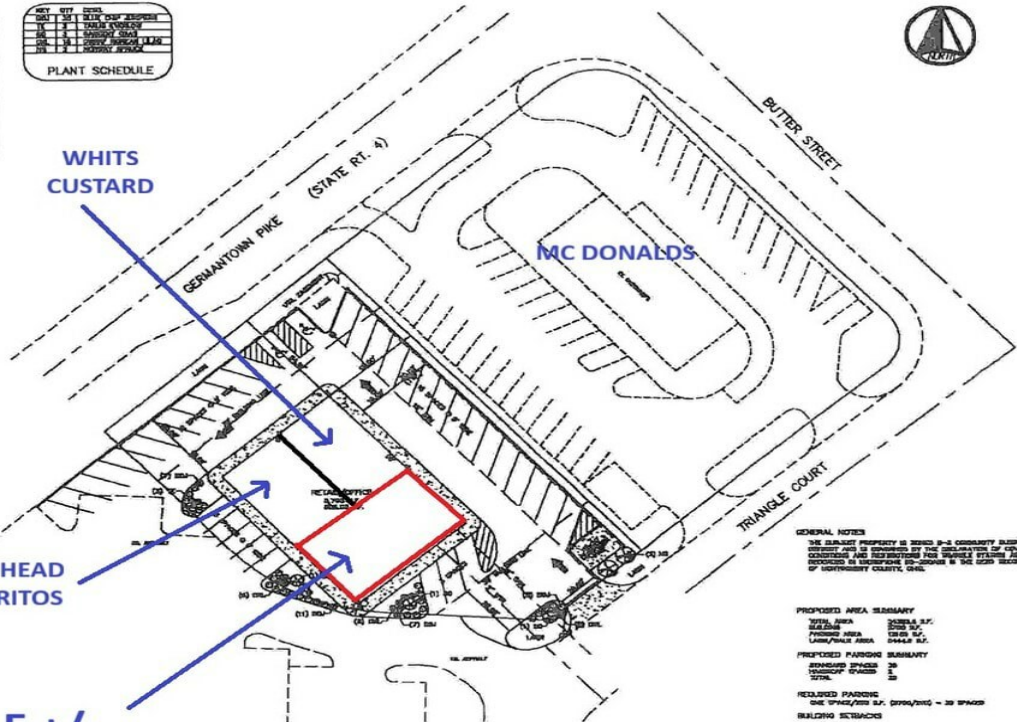
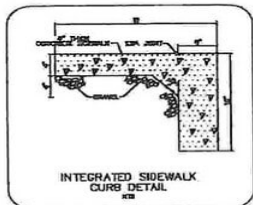
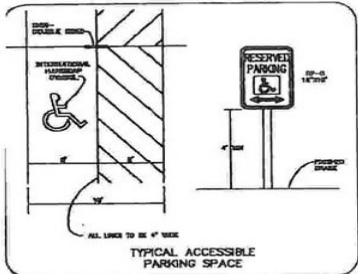
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Property Photos



NO.	QTY	DETAIL
1	1	1/2" x 1/2" x 1/2" PLATE FOR SIGN
2	1	1/2" x 1/2" x 1/2" PLATE FOR SIGN
3	1	1/2" x 1/2" x 1/2" PLATE FOR SIGN
4	1	1/2" x 1/2" x 1/2" PLATE FOR SIGN
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**AVAILABLE +/-
1800 SF**

GENERAL NOTES
THE SHOWN PROPERTY IS SHOWN IN A CONVEYANCE ADDRESS
AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF
CORRECTNESS AND INFORMATION FOR SHOWN PROPERTY IS
INTENDED TO BE USED AS A GUIDE ONLY AND IS NOT TO BE
RELIED UPON FOR ANY OTHER PURPOSE.

PROPOSED AREA SUMMARY
TOTAL AREA 10000 S.F.
PAVED AREA 10000 S.F.
LANDSCAPE AREA 10000 S.F.

PROPOSED PARKING SUMMARY
TOTAL SPACES 20
TOTAL SPACES 20

REQUIRED PARKING
ONE SPACE/100 S.F. (2000/100) = 20 SPACES

BUILDING SETBACKS
SEE SETBACK TABLE
SEE SETBACK TABLE

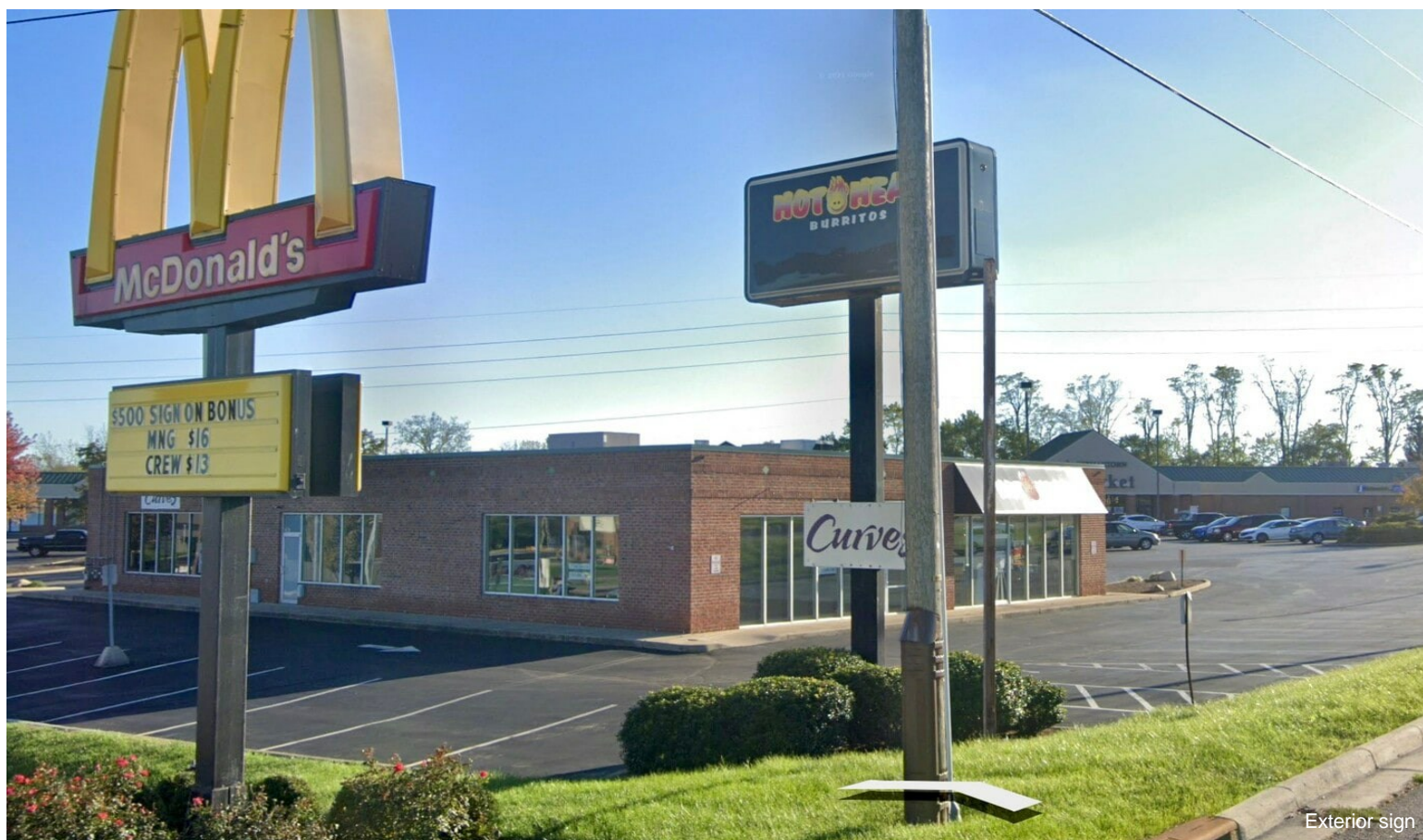
SEE SETBACK TABLE
SEE SETBACK TABLE
SEE SETBACK TABLE

SEE SETBACK TABLE
SEE SETBACK TABLE
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Property Photos



Curves-16



Exterior sign

Property Photos



2371



2371

Property Photos



Property Photos



2371



Storefront

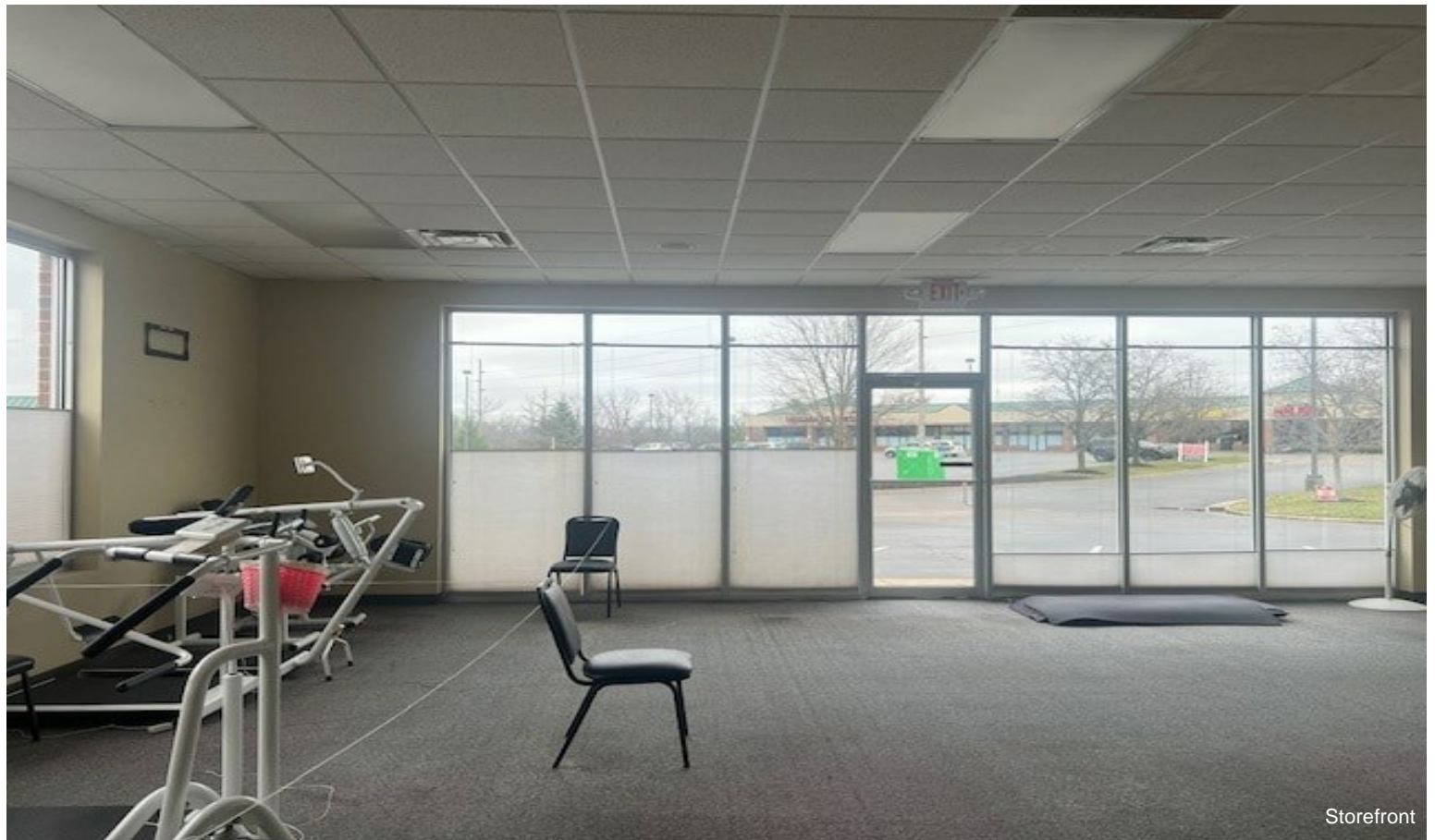
Property Photos



Property Photos



2371



Storefront

Property Photos



Property Photos



Small office