



# 5959 BIGGER ROAD

KETTERING, OH

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FOR SALE OR LEASE

94,000 SF multi-use building on 10 acres



# PROPERTY OVERVIEW

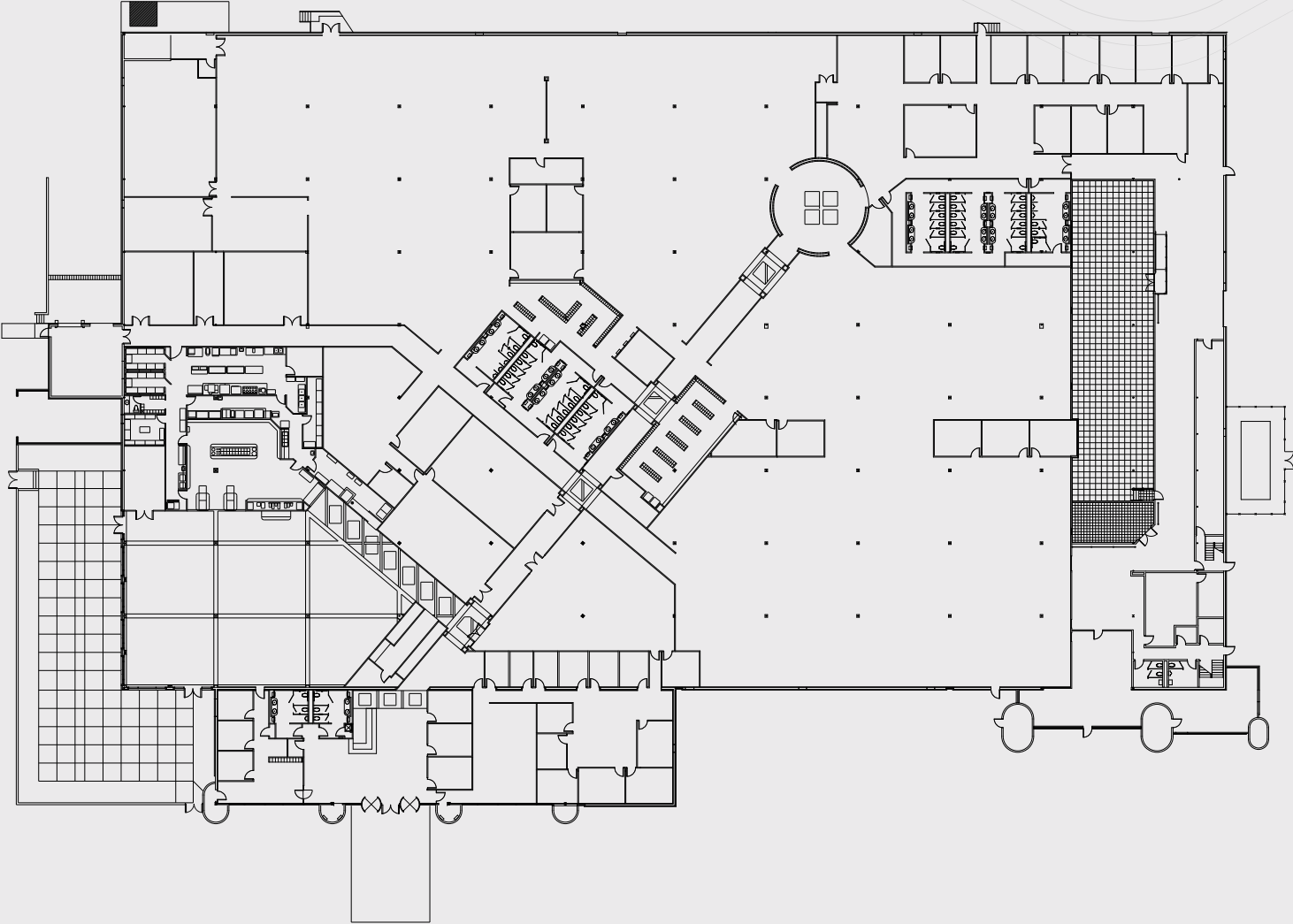
Welcome to 5959 Bigger Road in Kettering, OH. This 94,000 SF multi-use building lends itself to a variety of use types. The building sits on 10 acres and can be expanded or modified. The opportunity also lends itself to developers seeking a mixed-use redevelopment opportunity in an established submarket.

## Property Highlights:

- 94,000 SF multi-use building
- 10-acre total site
- Dual electrical feeds; back-up generator
- Zoned Business Use
- 1.5 miles to I-675
- Building re-use opportunities include:
  - Research & development facility
  - Wholesale sales & supply
  - Big Box Retail
  - Educational facility
  - Religious facility
  - Indoor entertainment
  - Office/warehouse use
  - Medical use
  - Office use
- Site redevelopment opportunities include:
  - Multi-family
  - Mixed-use



# FLOOR PLAN



# REDEVELOPMENT OPPORTUNITY

Situated on approximately 10 acres and located near numerous residential and retail establishments, 5959 Bigger Road presents a rare redevelopment opportunity to acquire a large site in an established corridor of Kettering, OH



# CONVENIENT LOCATION

WRIGHT-PATTERSON AIR FORCE BASE

## BEAVERCREEK TOWNE CENTER



## THE MALL AT FAIRFIELD COMMONS



Downtown Dayton



34,800 VPD

DAU

41,421 VPD

### THE GREENE

### GREENE CROSSING

104,240 VPD

## 5959 BIGGER ROAD

72,230 VPD

### AUSTIN LANDING

48

75

4

35

675

75

675

# WHY KETTERING

## 5 MILE DEMOGRAPHICS



Total population:  
**167,726**



Median age:  
**42.8**



Total households:  
**74,066**



Average household  
income: **\$116,557**



Per capita income:  
**\$51,449**

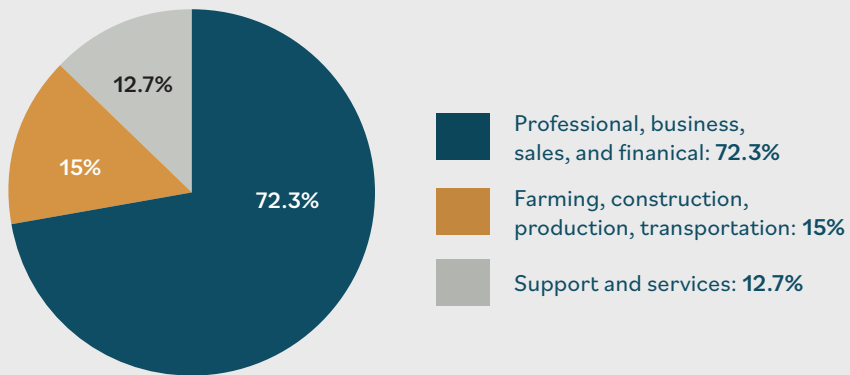


Bachelor's degree:  
**26.9%**



Population 16+  
employed: **98%**

## Primary employment sectors



## CITY OF KETTERING INCENTIVES

### Community Reinvestment Area (CRA)

CRA's are designated neighborhoods where property owners can receive tax incentives for investing in real property improvements. CRA programs are designed to spur reinvestment of existing housing stock and encourage new residential development to revitalize neighborhoods. Eligible property owners who renovate existing properties or construct new buildings can receive a direct incentive tax exemption on real property.

### Tax Increment Financing (TIF)

Tax Increment Financing (TIF) is an economic development mechanism available to local governments in Ohio to finance public infrastructure improvements and, in certain circumstances, residential rehabilitation.

Additionally, the City of Kettering has several internally administered incentive and grant programs. For more information, please contact:

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KETTERING, OH

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SALE: \$5.9M  
LEASE: \$5.95/SF NNN

## FOR MORE INFORMATION, CONTACT:

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