

FOR LEASE / GROUND LEASE / BUILDER SUIT  
2900 Wilmington Pike Kettering, OH 45429



**NAI**Bergman

Retail | .949 AC with 5,833 SF

- Ground Lease \$120,000/year
- Perfect to Fast Food with Drive Thru
- High Traffic Counts - Wilmington Pike: 31,285 CPD | Dorothy Lane: 26,240 CPD
- Excellent HH Income
- Corner Location at Light
- Easy Ingress/Egress

#### DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
0.5 MILES	2,731	\$59,795
1 MILE	11,981	\$61,357
1.5 MILES	30,402	\$65,696

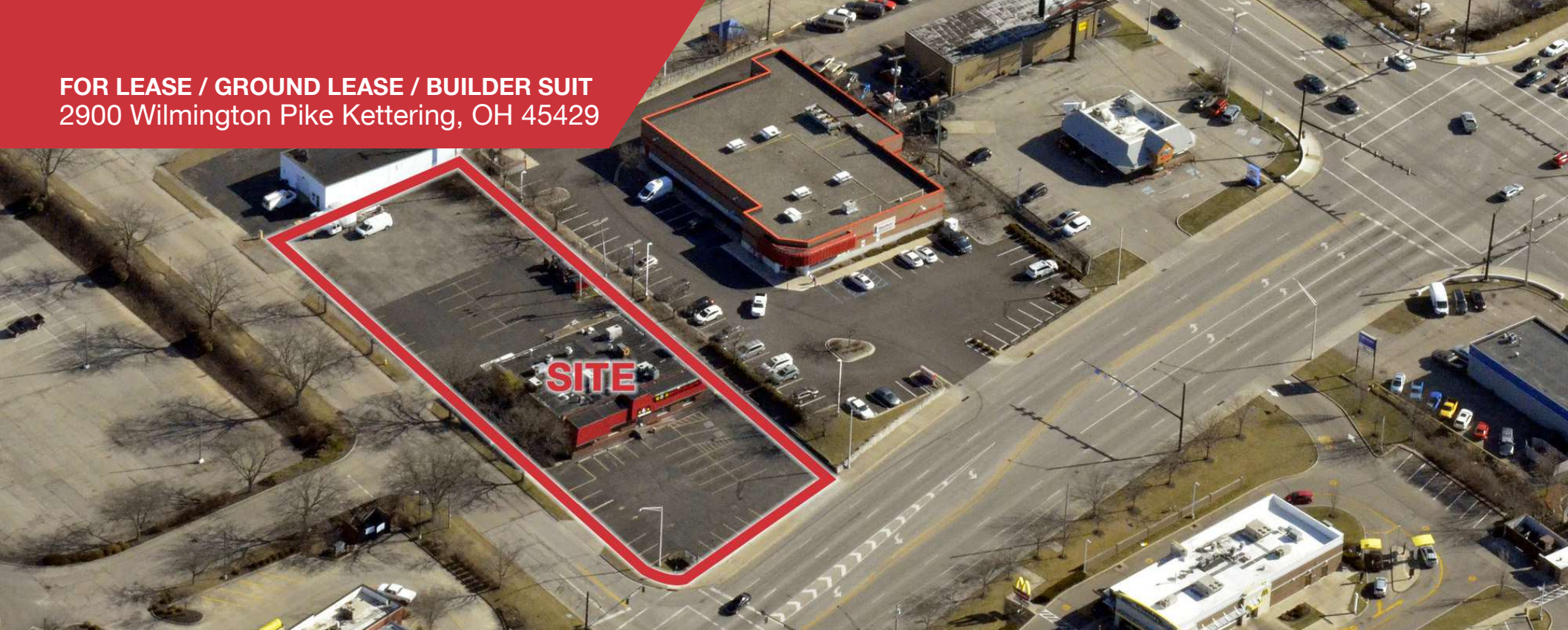
\* Figures shown represent estimates



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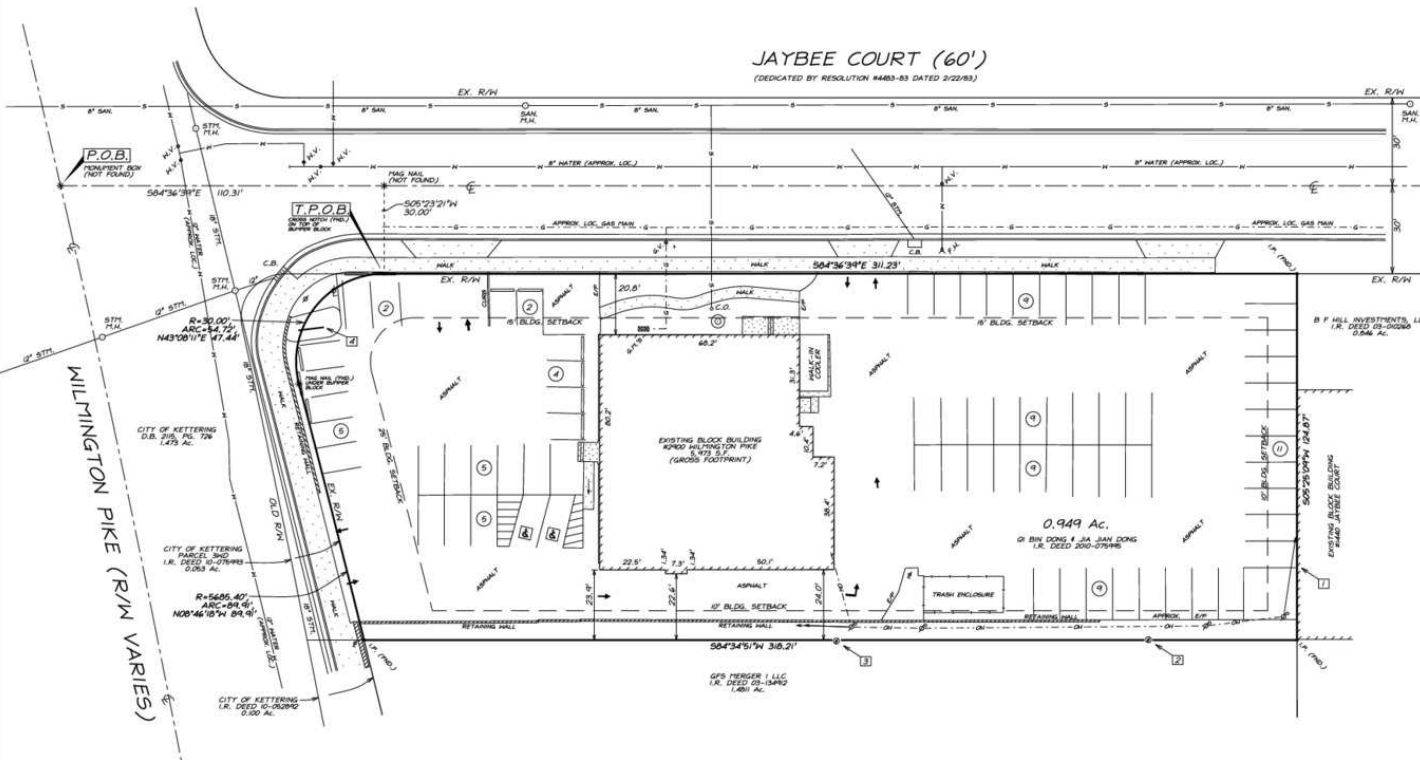


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- STORY OR SANITARY MANHOLE (FIND)
- 5/8" IRON PIN (FOUND)
- CROSS NOTCH (FOUND)
- 1/2" IRON PIN (FOUND)
- PERMITS (NOT FOUND)
- SANITARY LINE (SAN.)
- STORY LINE (STY.)
- OVERHEAD LINES
- WATER LINE (APPROX. LOC.)
- GAS LINE (APPROX. LOCATION)
- PAINTED DIRECTIONAL ARROWS
- PARKING SPACE COUNT
- GENERAL NOTE NUMBER
- WOOD SCREENING FENCE

## JAYBEE COURT (60')

(DEDICATED BY RESOLUTION 4483-83 DATED 3/22/83)



### GENERAL NOTES:

1. THE EXISTING BLOCK BUILDING LINE TO THE EAST OF THE PREMISES IS GENERALLY ALONG THE PROPERTY LINE.
2. THE EXISTING LIGHT POLE ON A 2" DIA. CONC. BASE ENCLOSES THE PREMISES BY APPROX. 1.1' (IT IS ASSUMED THAT THE LIGHT POLE IS FOR THE NEIGHBORING GPS).
3. THE EXISTING LIGHT POLE ON A 2" DIA. BASE ENCLOSES THE PREMISES BY APPROX. 0.7' (IT IS ASSUMED THAT THE LIGHT POLE IS FOR THE NEIGHBORING GPS).
4. THE EXISTING "BRIGHT MOON BUFFET" SIGN IS ENCLOSED BY THE R/W BY APPROX. 1.2'.
5. BEARINGS ARE BASED UPON THE CENTERLINE OF JAYBEE COURT BEING SOUTH 84°34'34\"/>

7. O.U.P.S. TICKET NO. A-222-803-468. NO UTILITIES WERE MARKED AT THE TIME OF THE FIELD SURVEY.
8. THE PREMISES CONTAIN NO STORM SEWER SYSTEM AND IS "SHEET RUNOFF".
9. THE PREMISES LIE WITHIN FLOOD ZONE "X", "AREAS OF MINIMAL FLOOD HAZARD" AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 3910C0259F WITH AN EFFECTIVE DATE OF OCTOBER 21, 2020.
10. THE PREMISES ARE CURRENTLY ZONED "B", SUBURBAN CENTER. THE SETBACKS SHOWN ARE AS INTERPRETED BY THE CITY OF KETTERING PLANNING DEPT.
11. THE PREMISES CONTAIN 38 REGULAR PARKING SPACES AND 3 HANDICAPPED. (NOTE THAT THE PARKING SPACE COUNT IS "4" DUE TO THE FADING OF THE STRIPES).

### EXCEPTIONS:

- THE SURVEY RELATED ITEMS BELOW ARE AS LISTED IN TITLE COMMITMENT NO. 103-2771480 DATED FEBRUARY 9, 2023 PREPARED BY FIRST AMERICAN TITLE COMPANY:
15. EASEMENT GRANTED TO THE DAYTON POWER AND LIGHT COMPANY RECORDED IN D.B. 2276, PG. 429. (DOES NOT AFFECT PREMISES).
  16. EASEMENT GRANTED TO THE DAYTON POWER AND LIGHT COMPANY RECORDED IN D.B. 2319, PG. 416. (DOES NOT AFFECT PREMISES).
  17. EASEMENT GRANTED TO THE DAYTON POWER AND LIGHT COMPANY RECORDED IN D.B. 2319, PG. 416. (DOES NOT AFFECT PREMISES).

### LEGAL DESCRIPTION:

Situated in Section 24, Town 2, Range 6, T1R6, City of Kettering, Montgomery County, Ohio, and being part of a 1.0035 acre (deed) parcel conveyed to Darg Shi, Inc. by Darg Shi, Inc. in R. Deed 08-08335 as recorded in the Montgomery County Recorder's Office and being more particularly described as follows:

Commencing at the centerline of right-of-way intersection of Wilmington Pike and Jaybee Court as shown on the centerline of survey plot for Dorothy Lane and Wilmington Pike intersection improvements and recorded in P.B. 210, Pg. 12 (1" from pin to monument base to be set upon completion of construction);

Thence along the centerline of right-of-way of Jaybee Court, 504°36'34\"/>

### CERTIFICATION:

TO: 2GB PROPERTIES LLC  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a)(b), 8, 9, 13, AND 14 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2023.

*Terry M. Hughes*  
TERRY M. HUGHES  
CHAD RICE, SURVEYOR NO. 7965



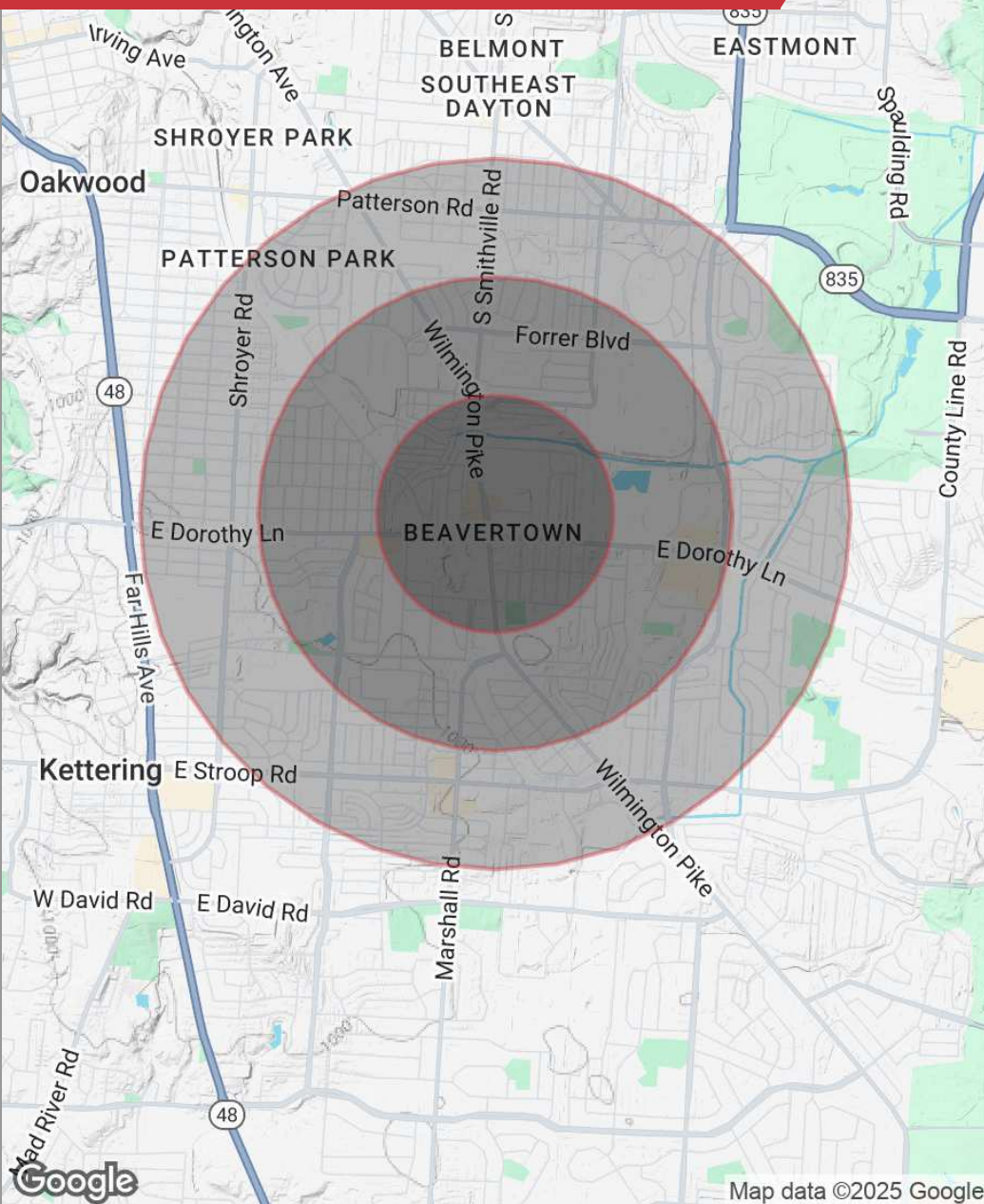
ALTA/NSPS SURVEY  
**#2900 WILMINGTON PIKE**  
(BRIGHT MOON BUFFET)  
0.949 Acres  
SECTION 24, TOWN 2, RANGE 6, T1R6  
CITY OF KETTERING  
MONTGOMERY COUNTY, OHIO

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**POPULATION**

	0.5 MILES	1 MILE	1.5 MILES
Total population	2,731	11,981	30,402
Median age	33.5	36.7	36.9
Median age (male)	32.3	34.1	36.5
Median age (Female)	36.4	39.3	38.2

**HOUSEHOLDS & INCOME**

	0.5 MILES	1 MILE	1.5 MILES
Total households	1,163	5,674	14,453
# of persons per HH	2.3	2.1	2.1
Average HH income	\$59,795	\$61,357	\$65,696
Average house value	\$118,734	\$124,201	\$127,796

*\* Demographic data derived from 2020 ACS - US Census*

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