

AVAILABLE FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

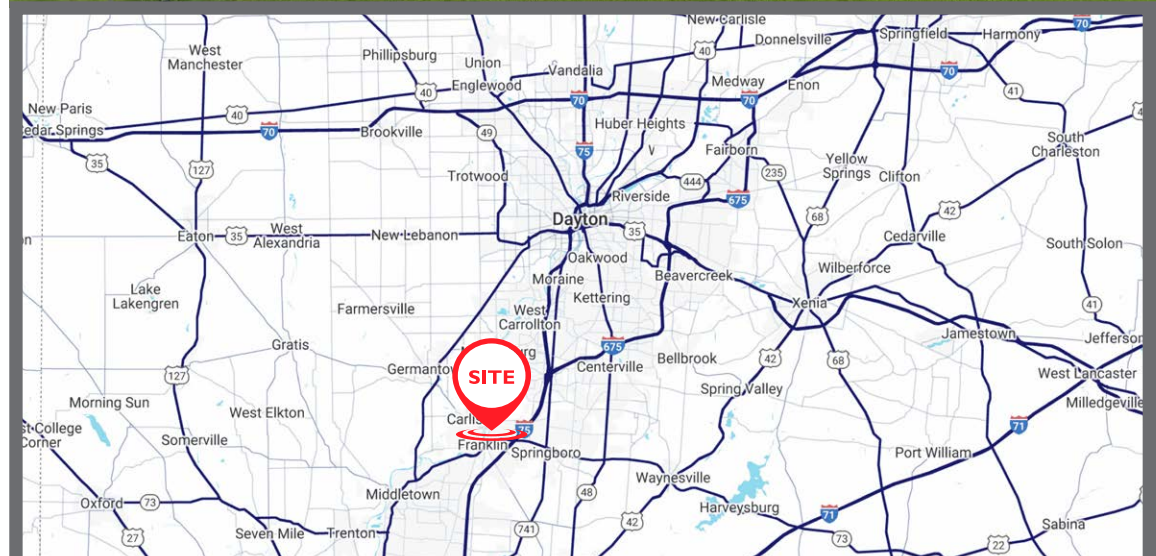
- **5,529 SF Former Frisch's Building on 1.37 Acres — Available for Sale or Lease**
- Prime Location – Less than 1 mile from I-75
- High-Traffic Retail Corridor
- Signalized Intersection Access
- Prominent Pylon Signage – Excellent visibility for branding
- Directly Across from Kettering Health Hospital
- Close Proximity to Major Retailers – Including Walmart Supercenter, ALDI, and Kroger
- Abundant Nearby Dining Options – McDonald's, Lee's Chicken, Bob Evans, Chipotle, Wendy's, Arby's, Waffle House, and more

TRAFFIC COUNTS

- 21,477 (24) VPD: E 2nd Street
- 119,665 (24) VPD: I-75
- 29,721 (25) VPD: W Central Ave

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,900	32,541	88,940
HOUSEHOLDS	1,633	13,023	35,475
AVG HH INCOME	\$81,331	\$107,414	\$125,262
EMPLOYEES	4,477	15,322	29,239



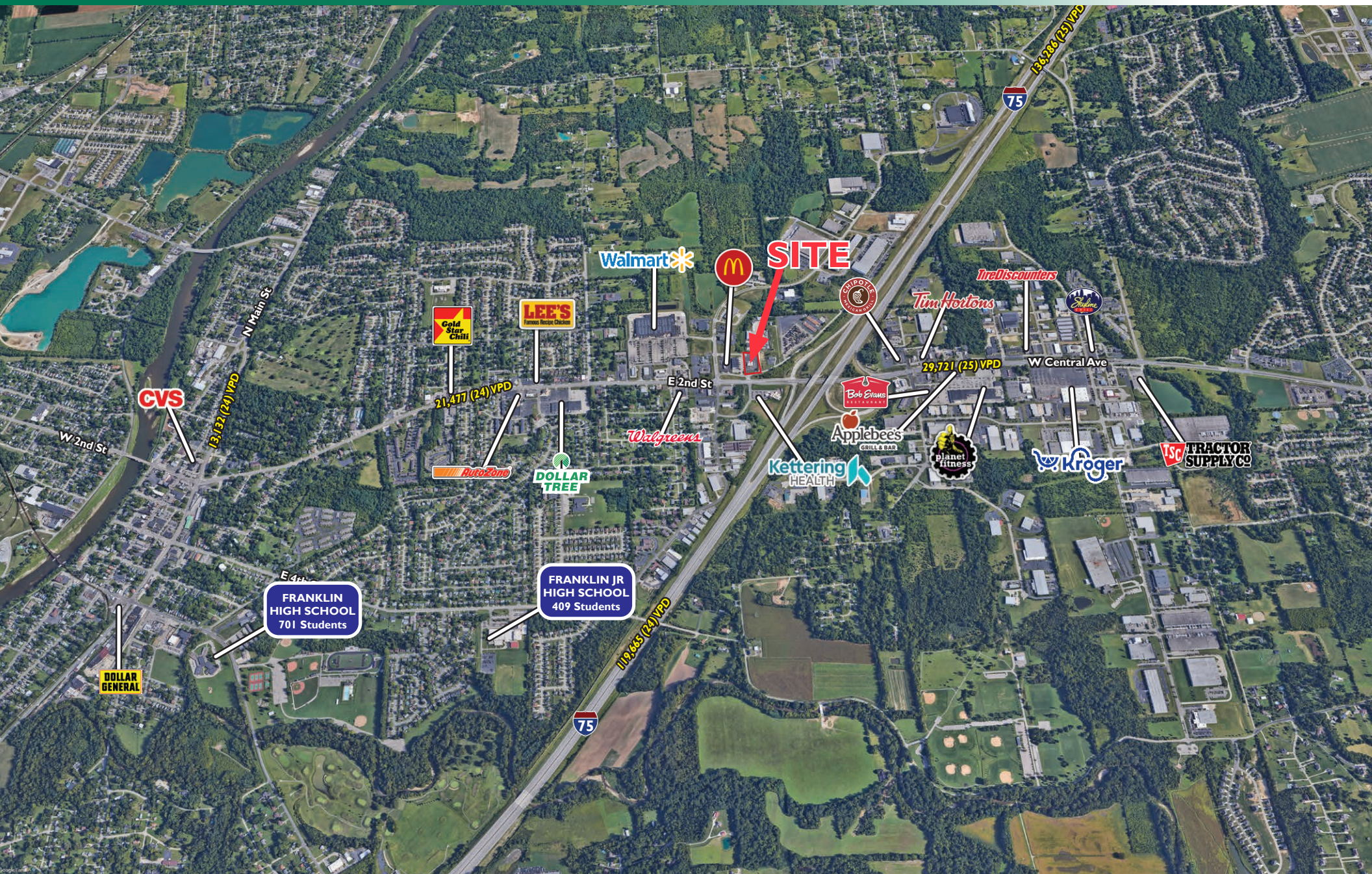
CONTACT

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Former Frisch's Restaurant

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ASSOCIATES



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SITE PLAN

