



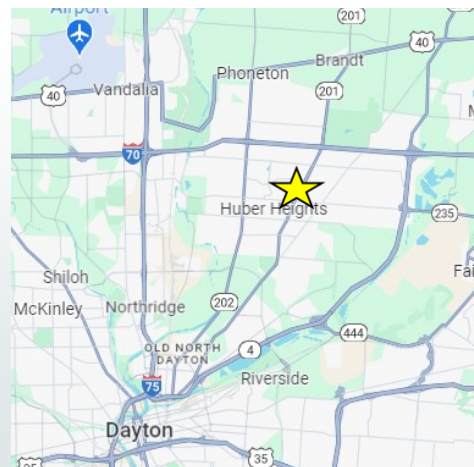
## The Heart of Huber Heights

6484 Brandt Pike  
Huber Heights, Ohio 45424

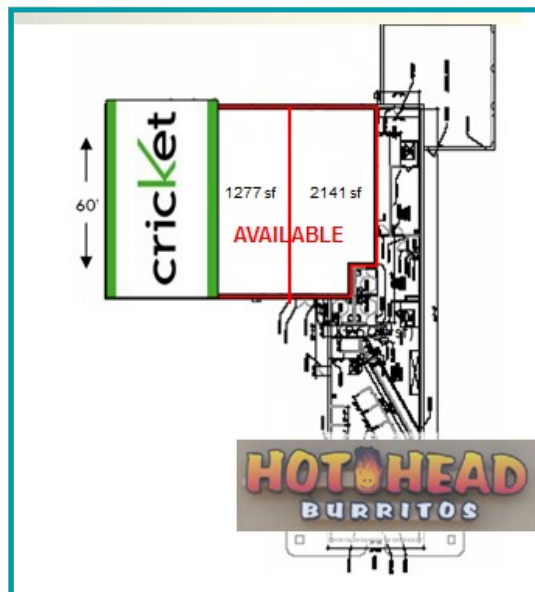
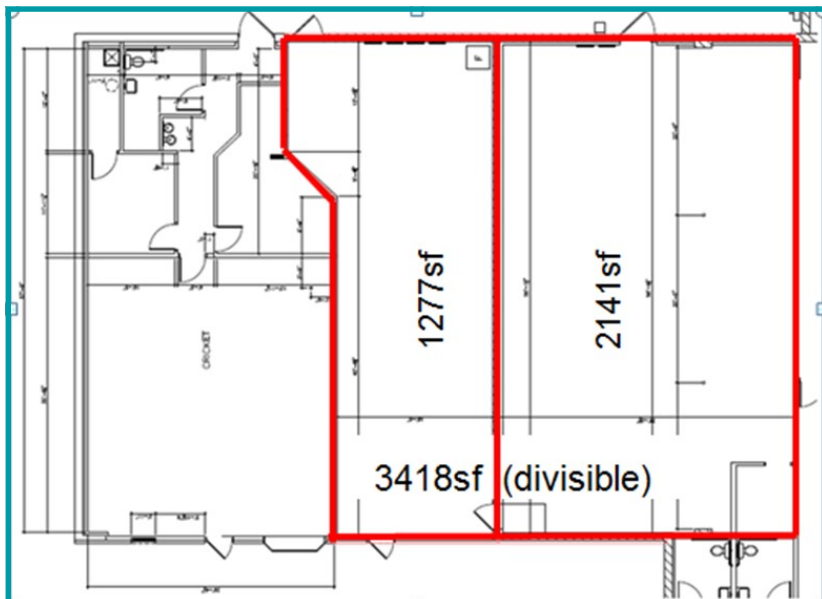
- 3,418 SF divisible to 1,277 and 2,141 sf
- Landlord will add new storefront
- Signage available
- \$12.00 PSF + \$3.00 NNN
- Near the intersection of Brandt Pike (SR-201) and Chambersburg Rd.
- Close to Good Samaritan Hospital outpatient facility
- 5 year lease required

**Contact:**

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Equity Inc. | O: 937.291.1179 | F: 937.291.1547 | [www.equity.net](http://www.equity.net)  
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	10,689	53,268	90,027
Average HH Income	\$87,382	\$94,248	\$84,974
Daytime Population	2,099	15,461	49,696

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