

FOR LEASE



Single tenant free standing building at the signalized intersection of Wilmington & Irving. 920 SF with ample parking and easy ingress/egress. Great sightlines, ability to brand the building for excellent advertising. Suitable for retail, restaurant, office, or medical. Located in the Dayton neighborhood of Shroyer Park, near UD, Kettering and Oakwood. Would make a great QSR due to its proximity to Medical campuses, manufacturing, university and densely populated submarket with above average multifamily housing.

FEATURES

Lease Rate: \$25.00/SF
Lease Type: NNN
Available SQFT: 920 SF
GLA: 12,800 SF
Lot Size: 0.3 acres
Parking Spaces: 52
Population 3 mile: 110,839
Households 3 mile: 47,056
Income 3 mile: \$53,060
Daily Employees: 80,323
Signalized Intersection
Traffic Count: 22,015 vpd

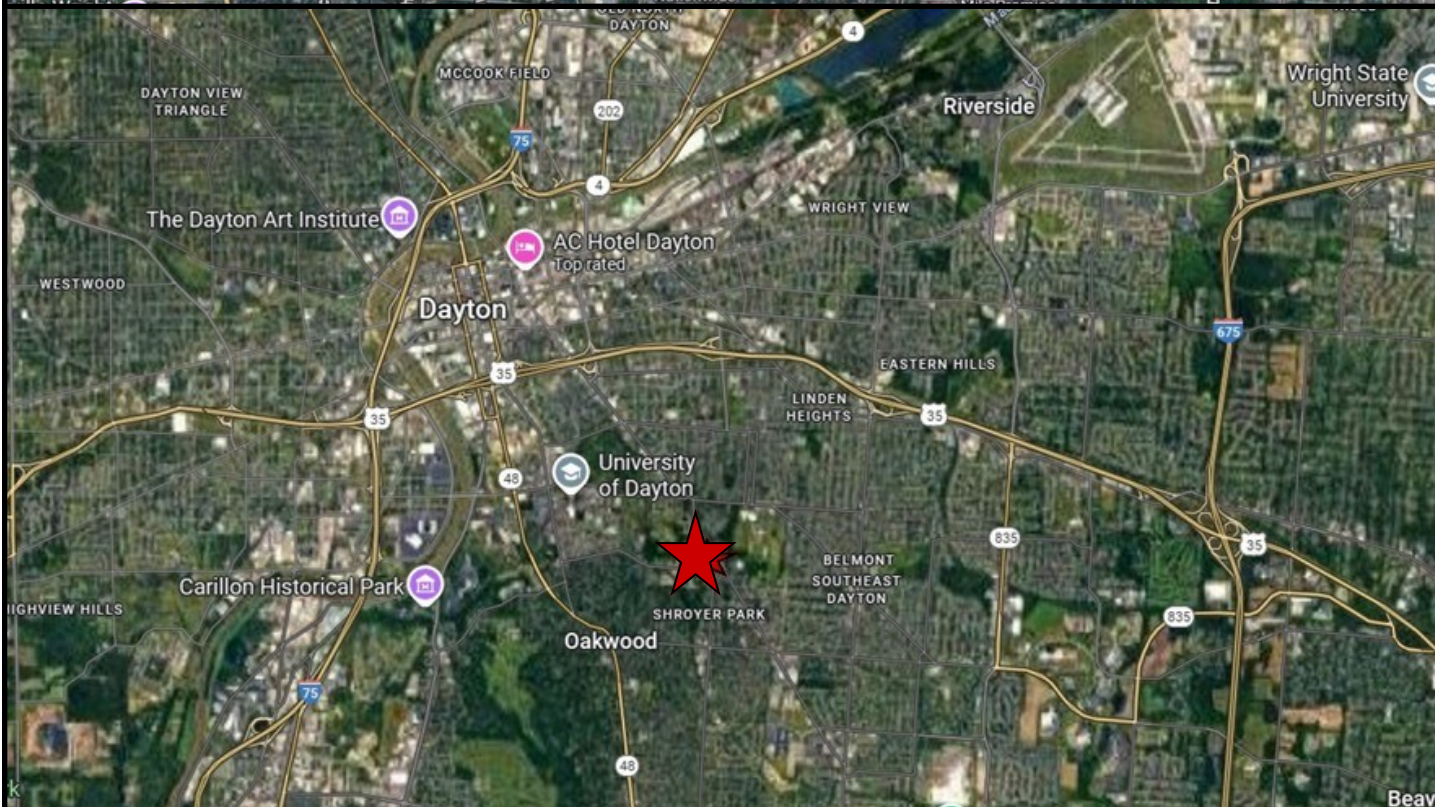
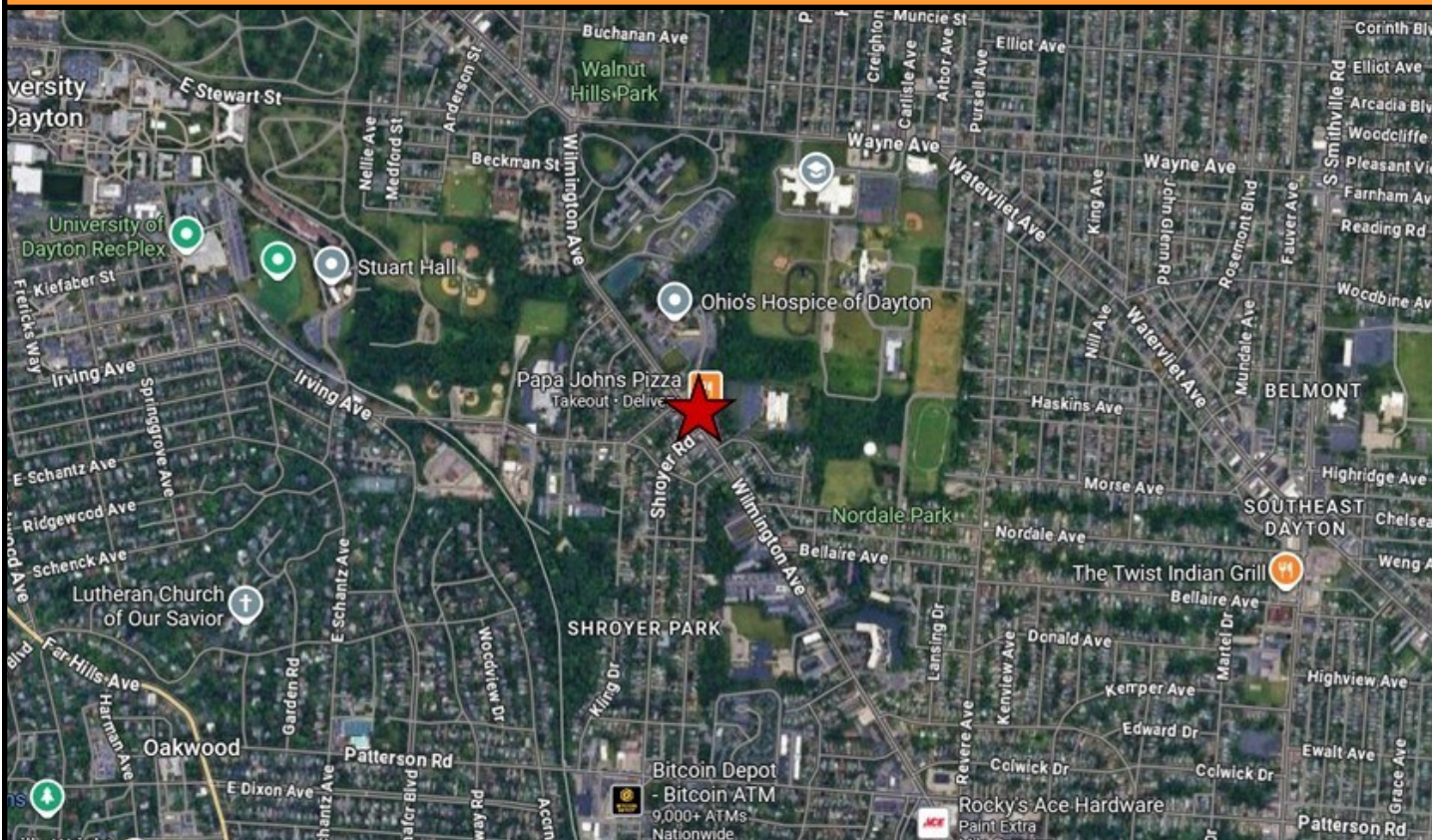
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LOCATION



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