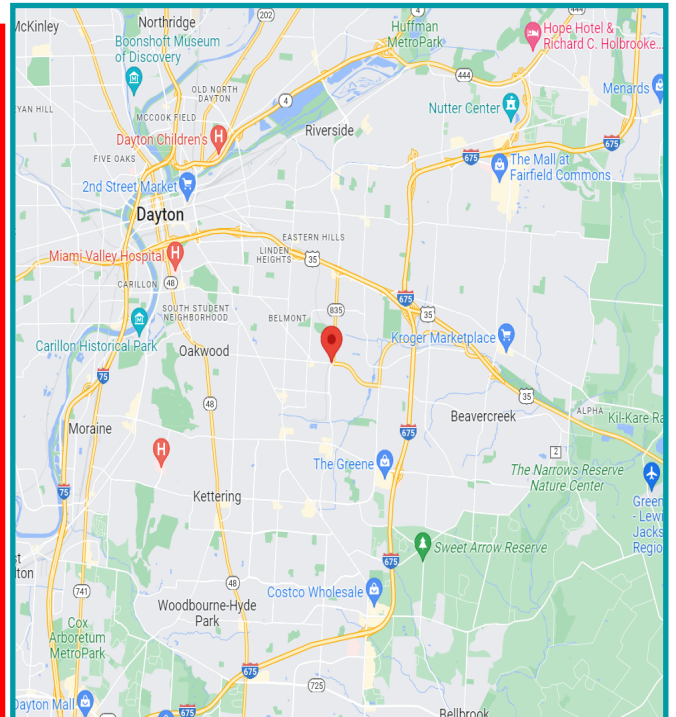




PROPERTY HIGHLIGHTS

- 1.62 acres Commercial Land - Building with additional vacant land
- Parcel # N64-04412-0002; N64-04412-0004
- 8,748 SF building
- High ceilings with free standing roof - (no columns)
- Excellent location for yoga, gym daycare, etc. Currently a martial arts studio
- 1.3 miles from US 35 and 2.4 miles to I-675
- Neighboring retailers include Fricker's, Wendy's, Subway, SIMA and the Dayton Regional STEM School to name a few...
- Over 26,200 cars per day on Woodman and over 16,500 cars per day on Patterson Rd = 40,000 +/- cars per day at Patterson/Woodman Drive intersection



**For More Information
Please Contact:**

Ron Beech | Senior Associate
Mobile: 937.672.7100
ronmbeech@gmail.com

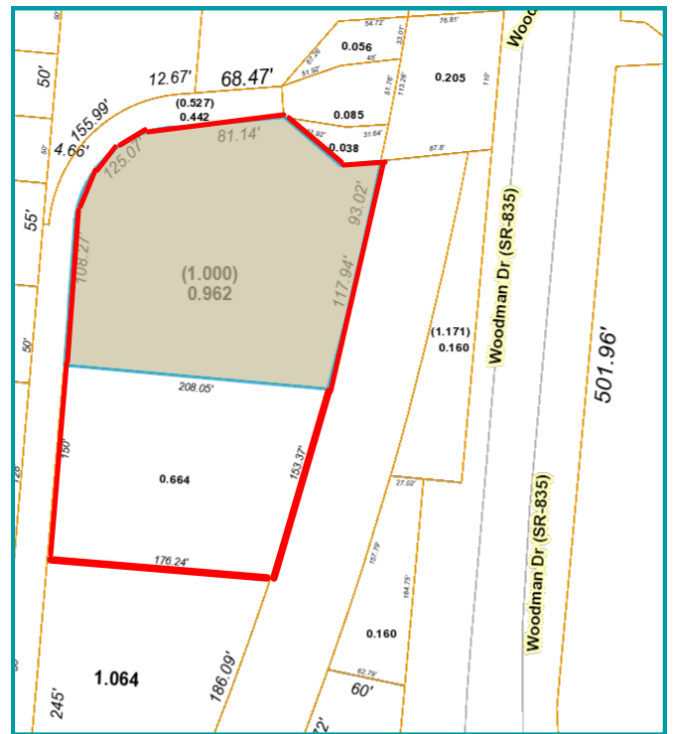
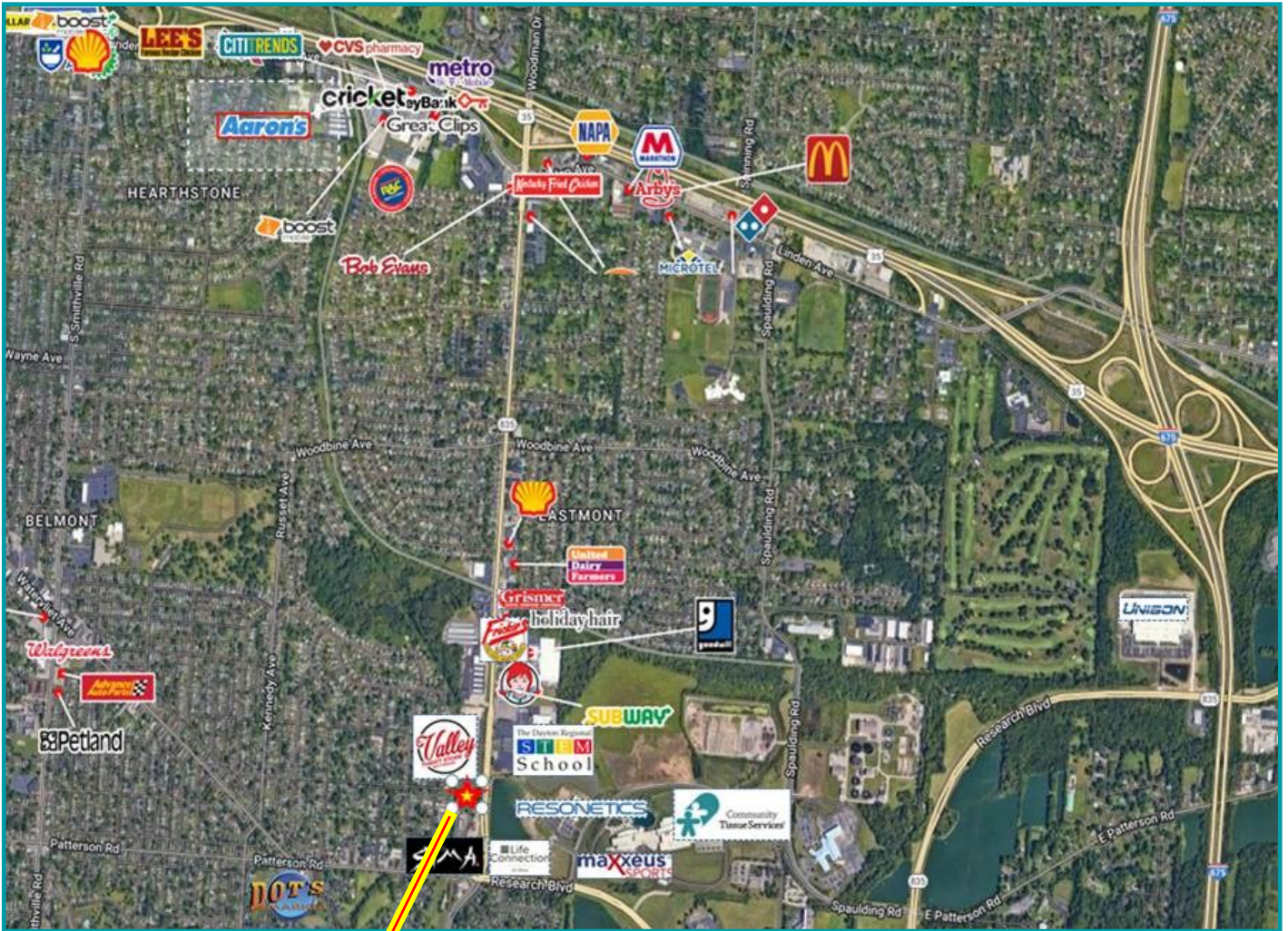
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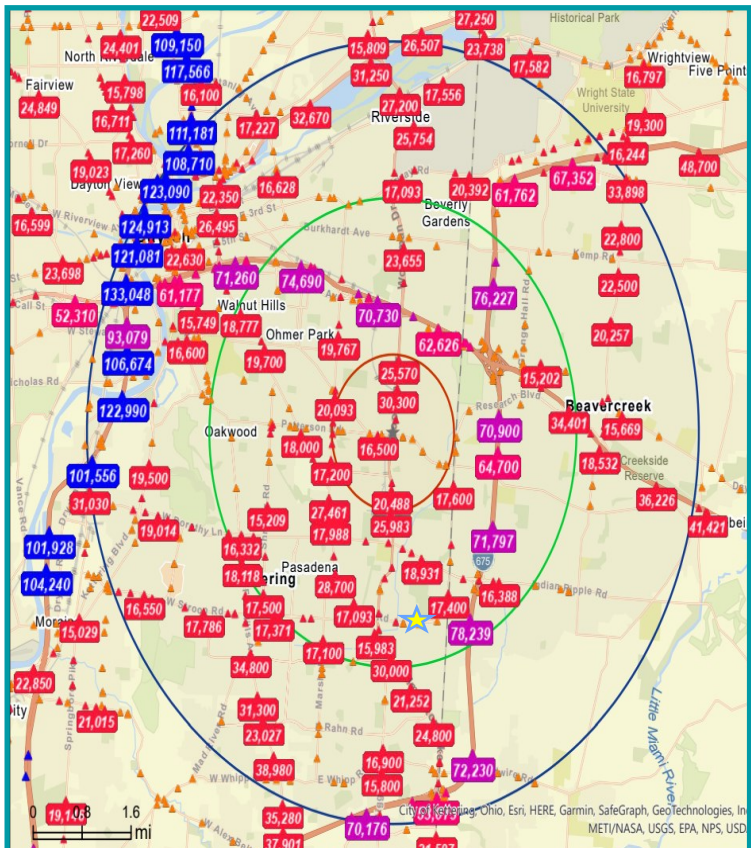
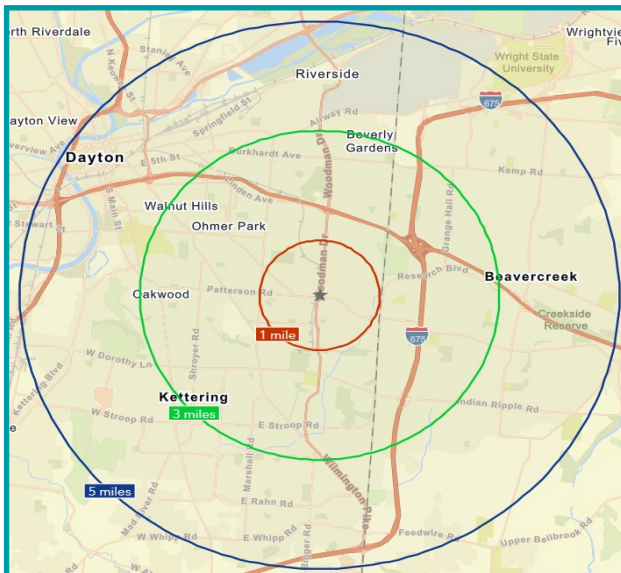
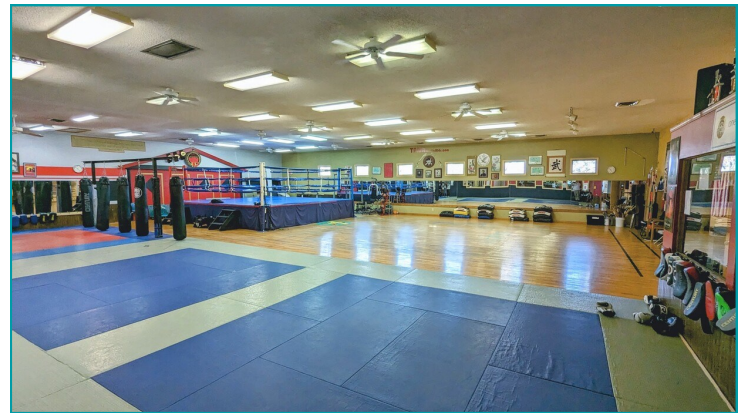
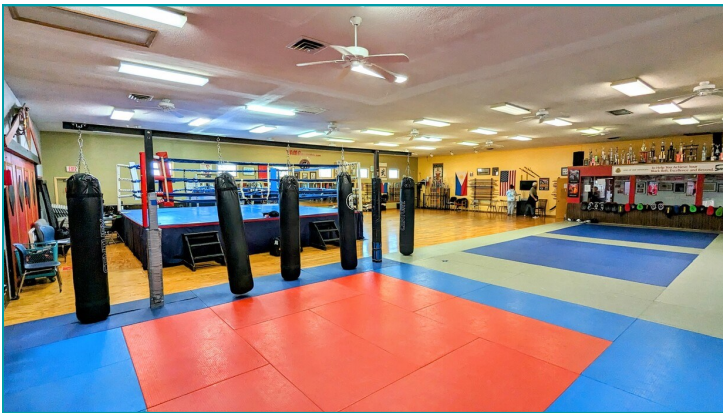
Commercial Real Estate Solutions®

Prime Location/Corner Lot For Sale or Lease

1753 Woodman Drive Kettering, OH 45420



Prime Location/Corner Lot For Sale or Lease
1753 Woodman Drive Kettering, OH 45420



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	11,155	103,762	205,007
Average HH Income	\$75,308	\$93,139	\$100,192
Daytime Population	6,687	42,335	156,852