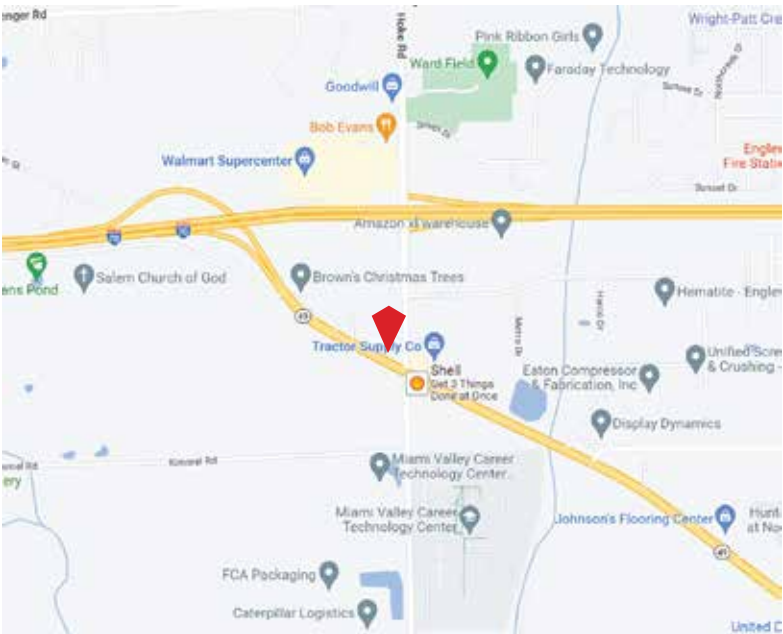




**FOR SALE OR BUILD  
TO SUIT FOR LEASE**



**1/8 MILE TO THE 1.4 MILLION SF CATERPILLAR FACILITY, WHICH STAFFS MORE THAN 600 EMPLOYEES, AND MIAMI VALLEY CAREER TECHNOLOGY CENTER WITH 2,200 STUDENTS/STAFF DAILY, AND ENGLEWOOD INDUSTRIAL PARK**

- 1.073 +/- ACRES
- PRIME HARD CORNER LOT FOR DEVELOPMENT. IDEAL FOR MULTIPLE RETAIL USES AND QUICK SERVICE RESTAURANT USES.
- AT SIGNALIZED INTERSECTION OF ST. RT. 49 & HOKE RD.
- 300' +/- OF FRONTAGE ALONG ST. RT. 49
- ZONED C-2 FOR HIGHWAY COMMERCIAL DISTRICT
- CLOSE PROXIMITY TO WAL-MART SUPERCENTER, RETAIL & RESTAURANTS
- 1/8 MILE FROM THE I-70/HOKE RD INTERCHANGE
- POPULATION OF CLAYTON & ENGLEWOOD MORE THAN 26,700 RESIDENTS WITH AVERAGE HOUSEHOLD INCOME OF \$74,437





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WOODARD  
DEVELOPMENT



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