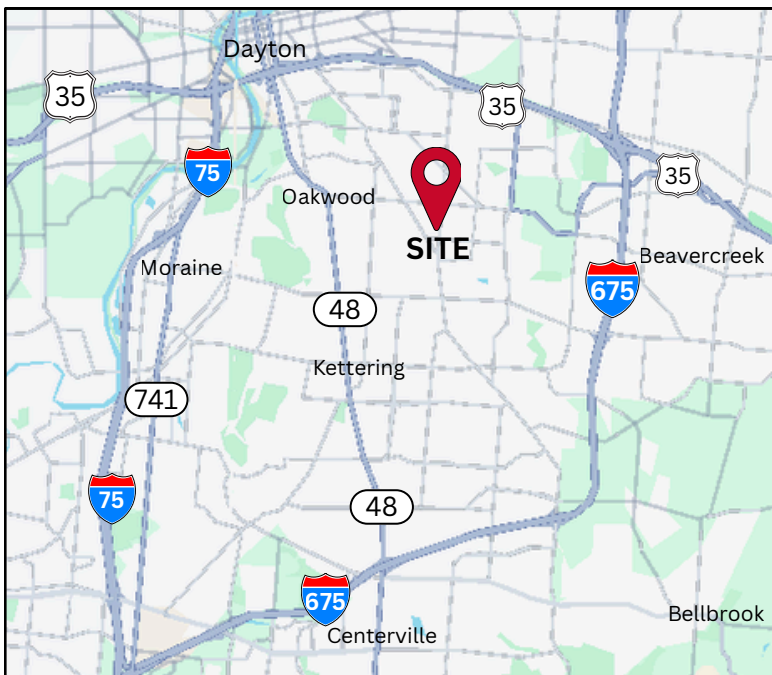


3702 S SMITHVILLE ROAD  
KETTERING, OH 45420



## PRIME CORNER LOCATION - FORMER BANK SITE



### PROPERTY SUMMARY

**Building Size:** 2,192 Sq Ft  
**Lot Size:** .75 Acres

**Municipality:** Kettering  
**County:** Montgomery

### PROPERTY HIGHLIGHTS

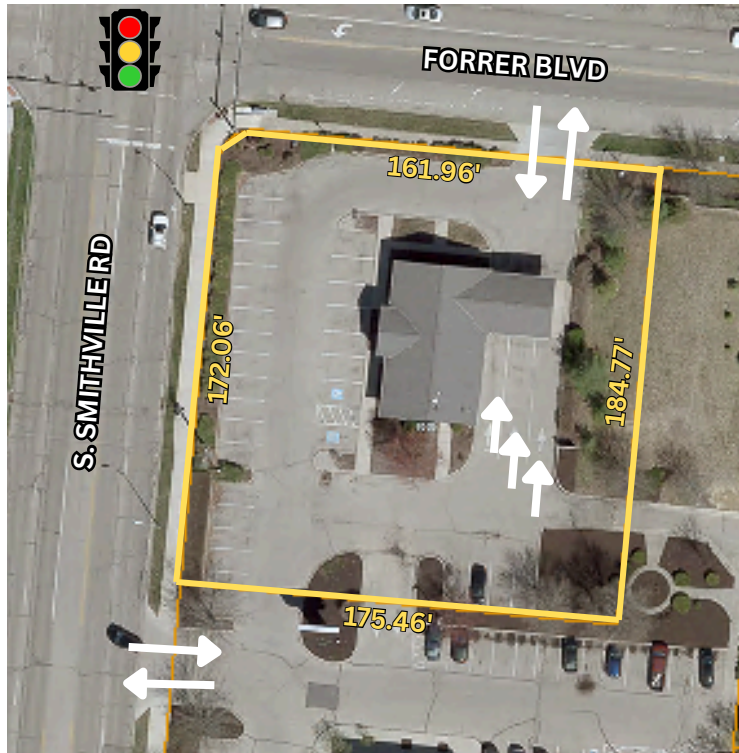
- **Highly visible corner location** at S. Smithville Rd & Forrer Blvd in Kettering
- **Over 20,000 vehicles per day on S. Smithville!**
- Former bank building with 500 +/- SF covered area with **three-drive-through lanes**
- **Easily accessible with two curb cuts**, one on S. Smithville & one on Forrer Blvd, plus abundant parking (30+ spaces) around the building
- Many top **restaurants and shopping** nearby
- Well-suited for **fast food, coffee, retail/office, medical**, and more

**PRESENTED BY:** **ASHLEY SCHNEIDER**  
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### SITE PLAN

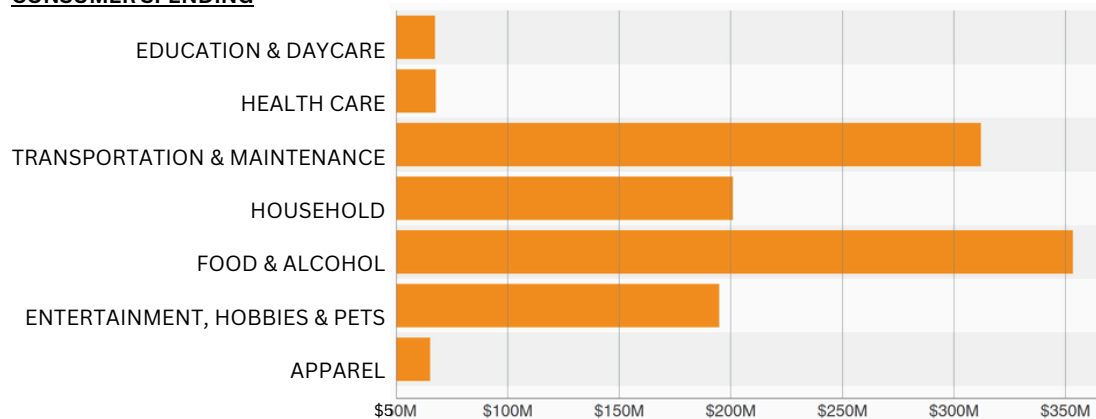


### DEMOGRAPHICS

#### 2024 DEMOGRAPHICS

|                          | <u>1 MILE</u> | <u>3 MILES</u> | <u>5 MILES</u> |
|--------------------------|---------------|----------------|----------------|
| POPULATION               | 13,066        | 107,581        | 214,565        |
| HOUSEHOLDS               | 6,412         | 45,883         | 92,023         |
| AVERAGE HOUSEHOLD INCOME | \$68,098      | \$77,354       | \$79,307       |
| DAYTIME EMPLOYEES        | 4,171         | 50,496         | 145,083        |

#### CONSUMER SPENDING



#### PRESENTED BY:

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### LOCATION MAP



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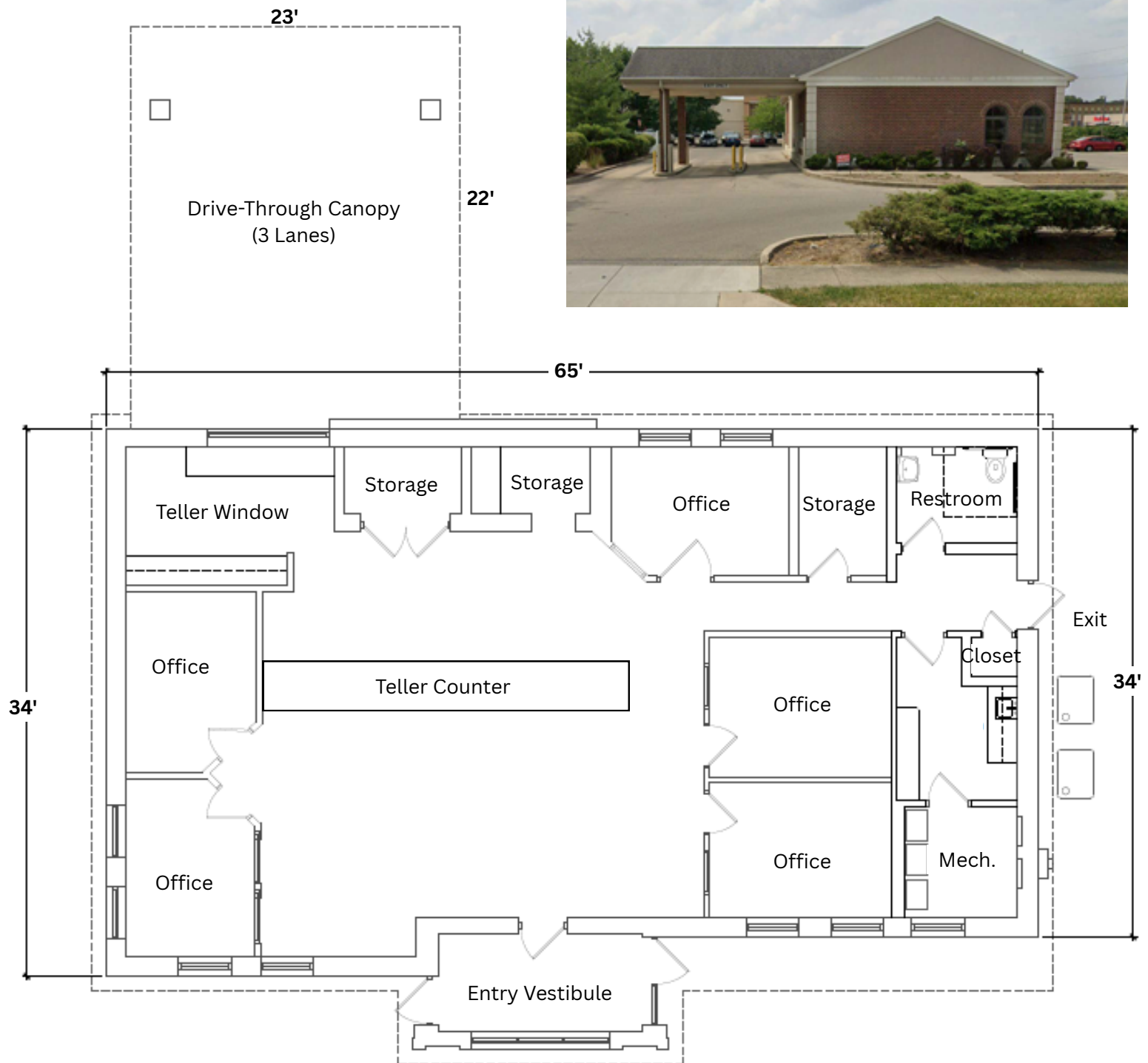
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### FLOOR PLAN



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