

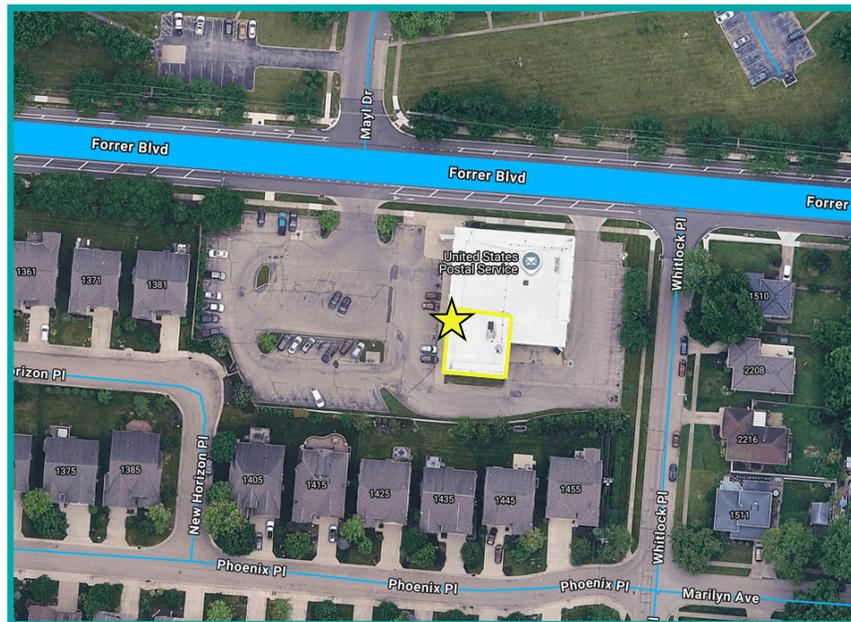
SPACE FOR LEASE

1488 Forrer Blvd Kettering, OH 45420



PROPERTY DETAILS

- Available: **2,500 SF**
- Single-story, multi-tenant building with direct co-tenancy to a U.S. Post Office branch
- Private Entrance serving the available suite
- Ample on-site parking
- Functional interior configuration
- Open finishes on select lower walls
 - Opportunity for a customized layout, finishes, and build-out to suit for specific needs
- Excellent visibility along Forrer Blvd
- Easy access to Smithville Rd, Woodman Dr, and US-35
- Centrally located to Kettering, Dayton, Belmont, and Oakwood
- \$2,895 per month, modified gross



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CONCEPTUAL RENDERINGS

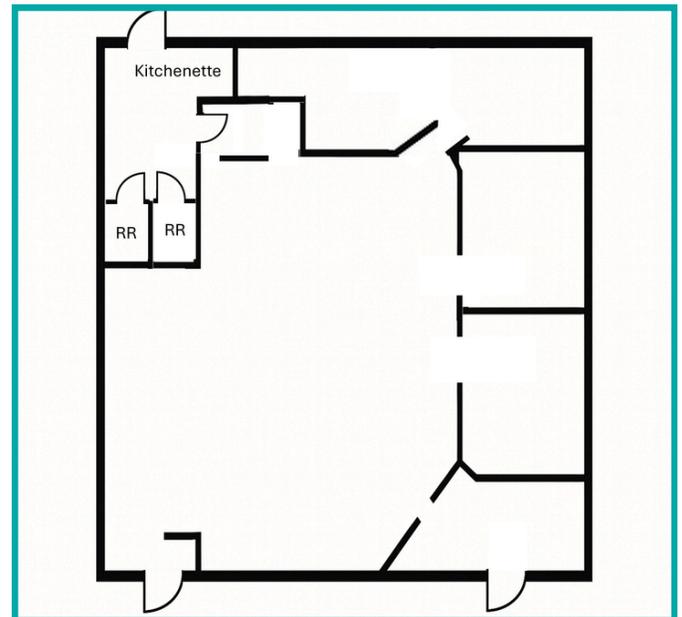


Conceptual rendering for illustrative purposes only. Layout, finishes, and furnishings are not existing conditions and are subject to change

IDEAL USES

- Medical or wellness clinic
- Professional office (legal, accounting, insurance, administrative)
- Financial institution or credit union branch
- Commercial school, studio, or training center
- Coffee shop or specialty retail
- Bookstore, shoe store, jewelry, or antique retail

EXISTING FLOOR PLAN



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PROPERTY PHOTOS



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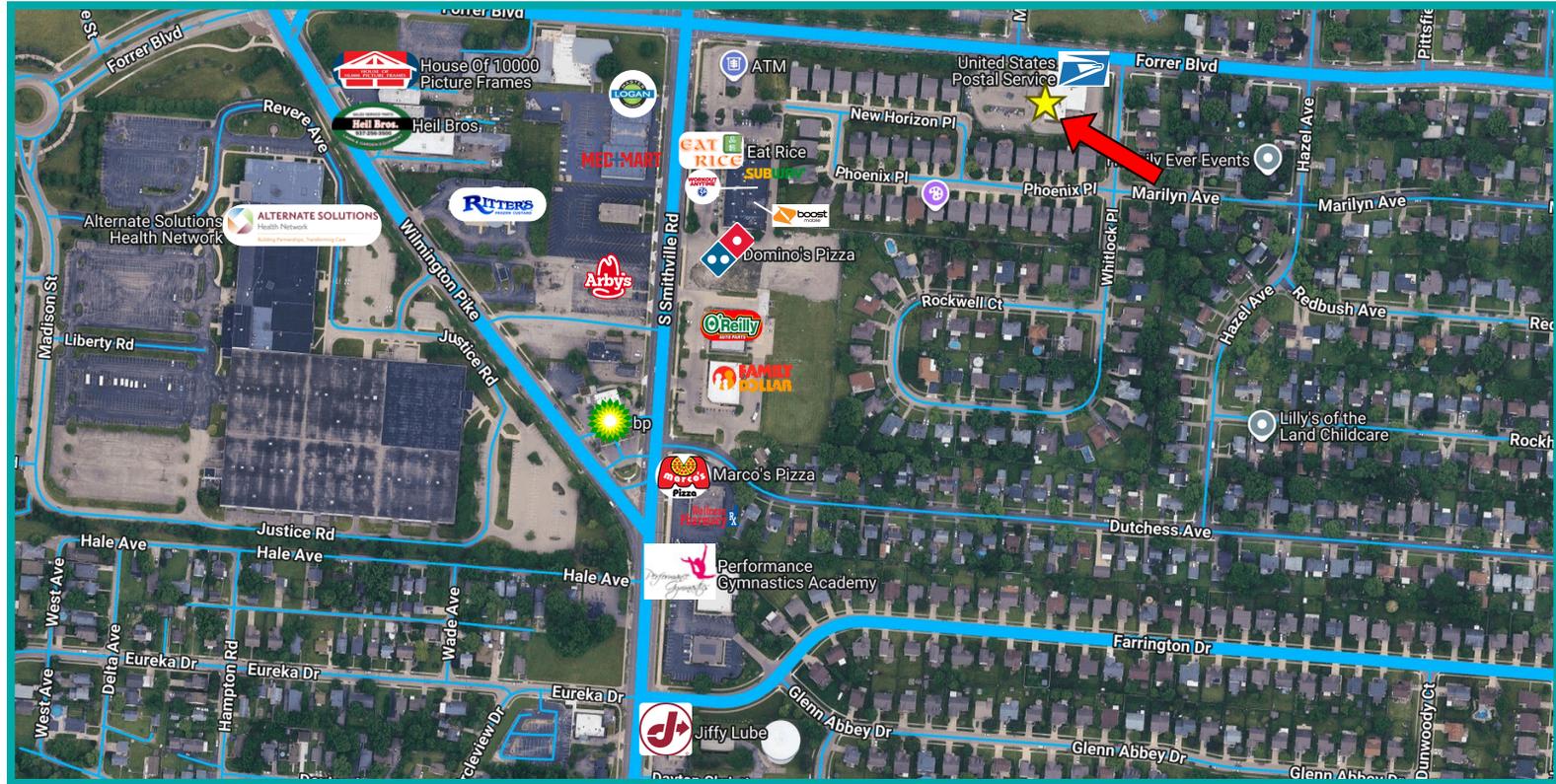
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MERCHANT AERIAL



WHY THIS LOCATION WORKS

- Daily USPS foot traffic driving repeat, errand-based visits
- Daytime consumer base ideal for office, medical, and service uses
- Zoned for office, medical, specialty retail, and financial uses
- Quiet, professional, setting with no nightlife or nuisance uses

Demographics	1 Mile	3 Miles	5 Miles
Population	13,414	92,824	107,920
Avg. HH Income	\$75,490	\$91,677	\$99,635
Total Employees	3,729	39,590	92,596

Traffic Counts	
Street / Intersection	VPD
Forrer Blvd	12,499
S Smithville Rd	17,200
Woodman Drive	20,488

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