

KETTERING TOWNE CENTER- BIG BOX RETAIL FOR LEASE!



2040 E Dorothy Ln.
Kettering, OH 45420

PROPERTY FEATURES:

- **21,000 SF +/- Available**
- **Former Elder Beerman's**
- **High Visibility Signage Opportunity**
- **45k+ VPD on Dorothy Ln. and Woodman Dr.**
- **Surrounded by National Brands**



☐ Commercial
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Fact Sheet

Address:	2040 E Dorothy Ln. Kettering, OH 45420
County:	Montgomery
City:	Kettering
Building Size:	133,997 SF
Lot Size:	18.266
Year Built:	1960
Zoning:	B
Parking Spaces:	1000+/- Shared Spaces
Space Available:	21,000 SF
Rental Rate:	Negotiable
Space Use:	Retail
Lease Term:	Negotiable

Property Description:

This ±21,000 SF former Elder Beerman space is positioned in a bustling shopping center with over 45,000 vehicles passing daily. Surrounded by a strong mix of national retailers and local businesses, the site offers excellent visibility, ample parking, and consistent foot traffic.

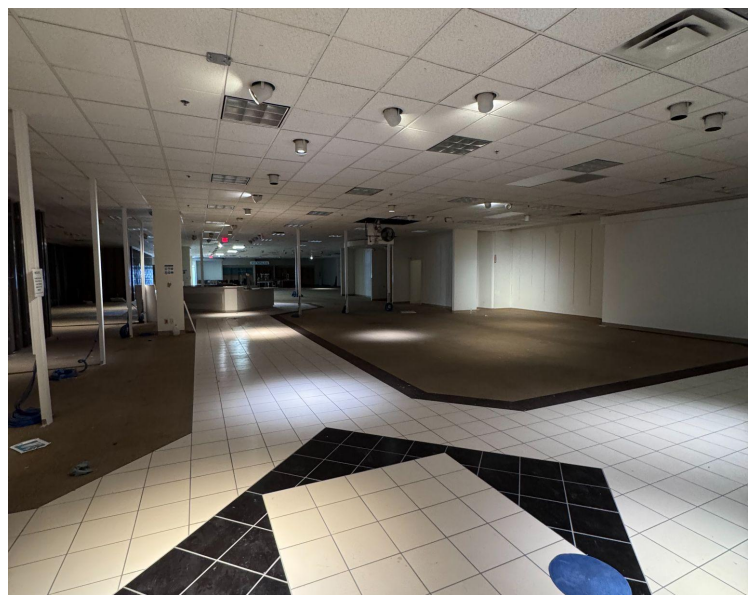
The space features a traditional big box layout, dressing rooms, and is thoughtfully divided into several large sections, offering flexibility for a variety of uses. Ideal for a furniture store, gym or fitness concept, or any large-format retailer.

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



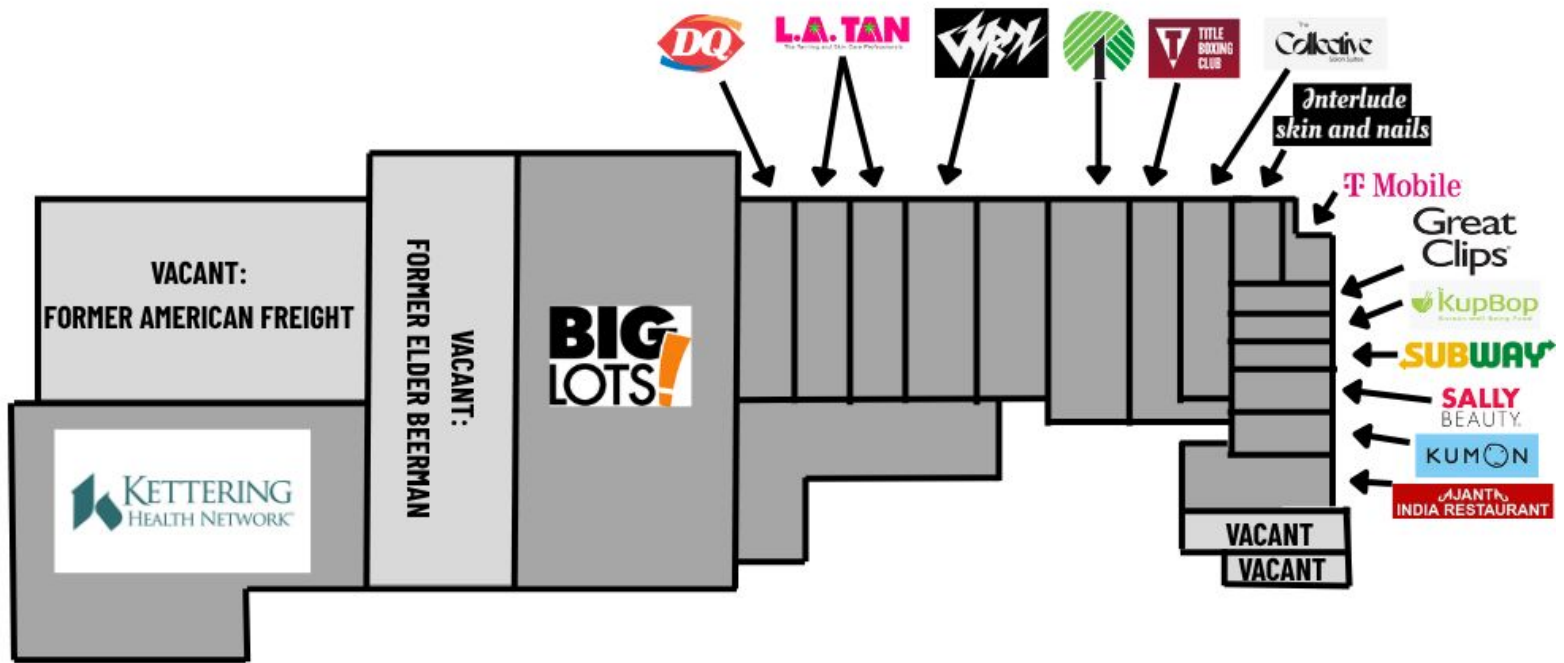
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: Kettering Towne Center



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