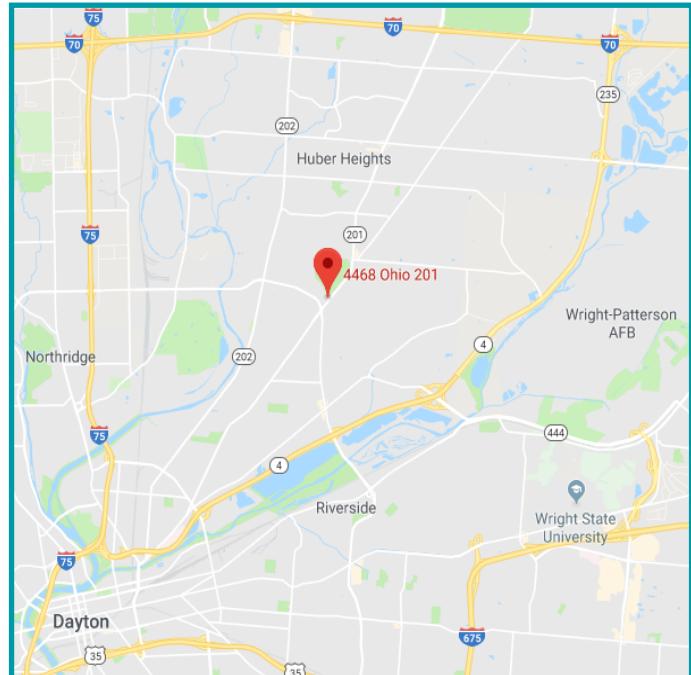


**PROPERTY HIGHLIGHTS:**

- 9,900 SF space available!
- Space can be demised to 2,000 SF or larger call to discuss
- Kroger Anchored Shopping Center
- Join Kroger, Wright - Patt Credit Union, Aaron Rents, Chatime Boba Tea, and Armed Forces Recruiting Center
- Located close to the corner of Brandt Pike and Harshman Road. Located just minutes away from Wright - Patterson Air Force Base. Great space for Government contracting
- Monument signage at entrance
- 26,610 cars per day in front of center Brandt Pike and 29,542 on Harshman/Needmore
- Space located right next to newly remodeled Kroger Grocery Store
- For Lease \$12.00 NNN

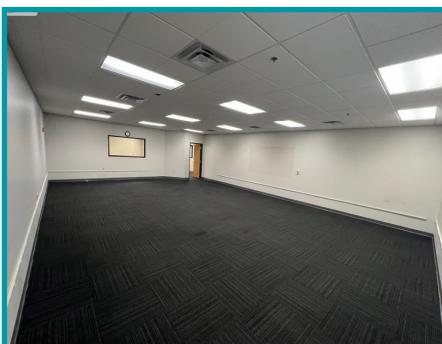
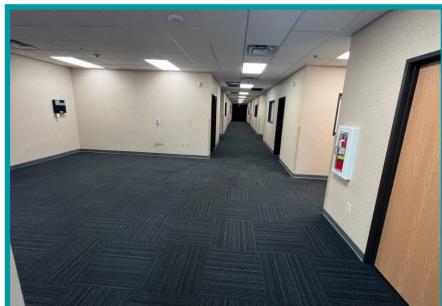
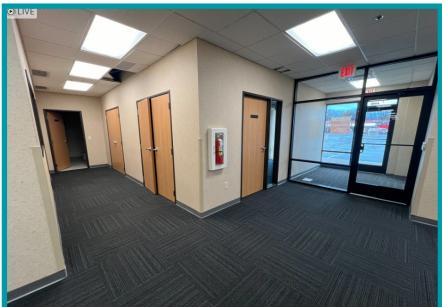
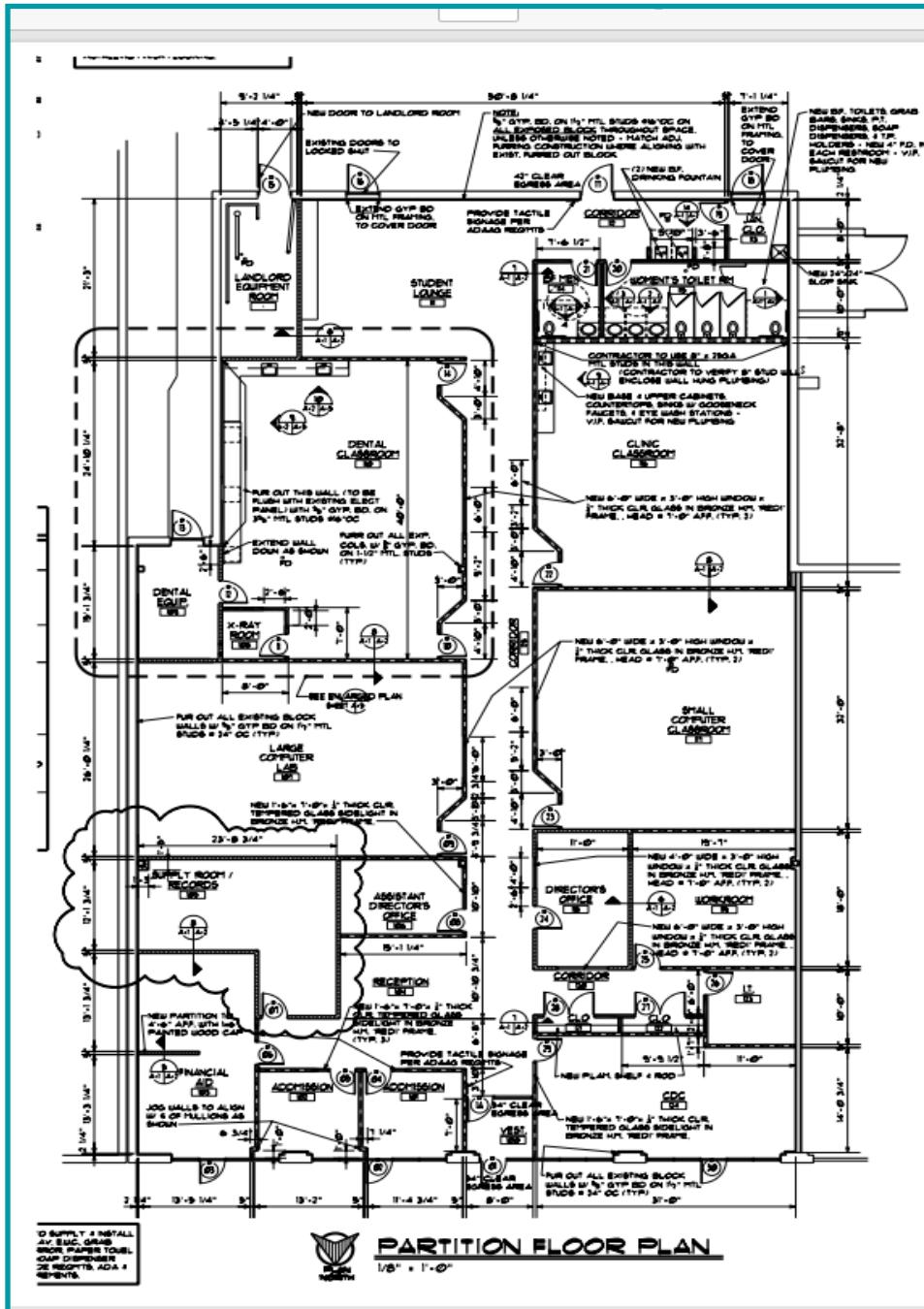
**For More Information, Please Contact:**

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Bre Brown | Advisor
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TRADE AREA MAP / AERIAL MAP





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Commercial Real Estate Solutions®

Brandt Pike Place For Lease

4468-4494 Brandt Pike and Harshman Road Dayton, OH 45424



Brandt Pike Place
4468-4494 Brandt Pike, Dayton, OH 45424



SUITE	TENANT NAME	SPACE SIZE
Suite 4462	Americans For Prosperity	2,000 SF
Suite 4470	Aaron's Rents	6,000 SF
Suite 4490	Available	9,900 SF
Suite 4458	Chatime	1,594 SF
Suite 4454	Armed Forces Recruiting Center	1,513 SF



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,440	43,552	140,041
Average HH Income	\$121,604	\$105,953	\$90,065
Daytime Population	1,360	15,043	86,979

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