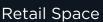


FOR LEASE





1133 Brown Street

Dayton, Ohio 45409

LEASE RATE: \$28.00 PSF NNN

Property Highlights

- 3,000± SF Single-story retail building
- Excellent location for retail or a restaurant with an open floor plan ready for tenant finishes
- Located on a highly visible corner on Brown Street with over 30,000 vehicles per day
- Adjacent to the University of Dayton and its over 11,000 students and over 1,900 full time employees, near Miami Valley Hospital and the Dayton region's largest medical complex.
- Over 112,200 people within 3 miles and over 250,000 people within 5 miles, including professional, medical and corporate associates, as well as residents from the affluent areas of Oakwood and Kettering.
- 15 Exclusive parking spaces
- Under new ownership





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