

End-Cap Retail

High-Visibility Retail Space



FOR LEASE

Property Overview

The Bigger Road Retail Center consists of two well-maintained neighborhood retail buildings totaling approximately $\pm 18,040$ square feet on 1.74 acres in Kettering, Ohio. Built in 1984, the property features durable brick veneer construction with a flat rubber roof, excellent visibility along Bigger Road, and surface parking for approximately 45– $\pm 2,400$ SF end-cap space available within a two-building, 18,040 SF retail center on 1.74 acres in Kettering, Ohio. The suite was formerly a Thai restaurant and includes an existing hood and grease trap, making it ideal for restaurant or café use, while flexible enough for general retail or service tenants. The property offers excellent visibility along Bigger Road with $\pm 14,900$ vehicles per day and convenient access to I-675 and nearby national retailers.

Property Highlights

- $\pm 2,400$ SF end-cap retail space available
- Two-building retail center totaling $\pm 18,040$ SF
- 1.74-acre site with surface parking for ± 45 –50 vehicles
- Excellent visibility and access along Bigger Road ($\pm 14,900$ VPD)
- Former restaurant with hood and grease trap in place
- Flexible layout for retail, restaurant, or service users
- Brick veneer construction with flat rubber roof
- Zoned B – Business District | City of Kettering, Ohio

Property Details

Building SF:	7200
Price / SF:	18.69
Rentable SF:	2400
Occupancy:	87%
Floors:	1
Lot Size:	1.74 Acres
Signage:	Building & Monument Signage Available
Year Built:	1984
Building Class:	C
Access:	Direct access from Bigger Rd
Parking:	Surface
Parking Ratio:	± 2.5 –2.8

Gregory Blatt - Broker-Director

- 📞 (937) 657-2876
- ✉️ greg.blatt@kw.com
- 📄 BRKA.0000286367, Ohio

KW COMMERCIAL COMMUNITY PARTNERS

2835 Miami Village Dr. Suite 200
Dayton, OH 45342

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