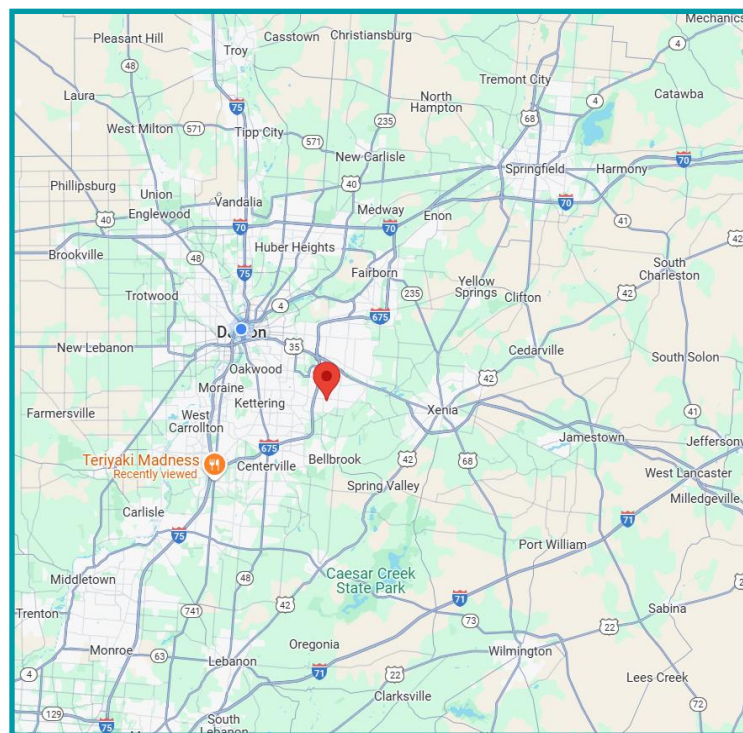




PROPERTY HIGHLIGHTS

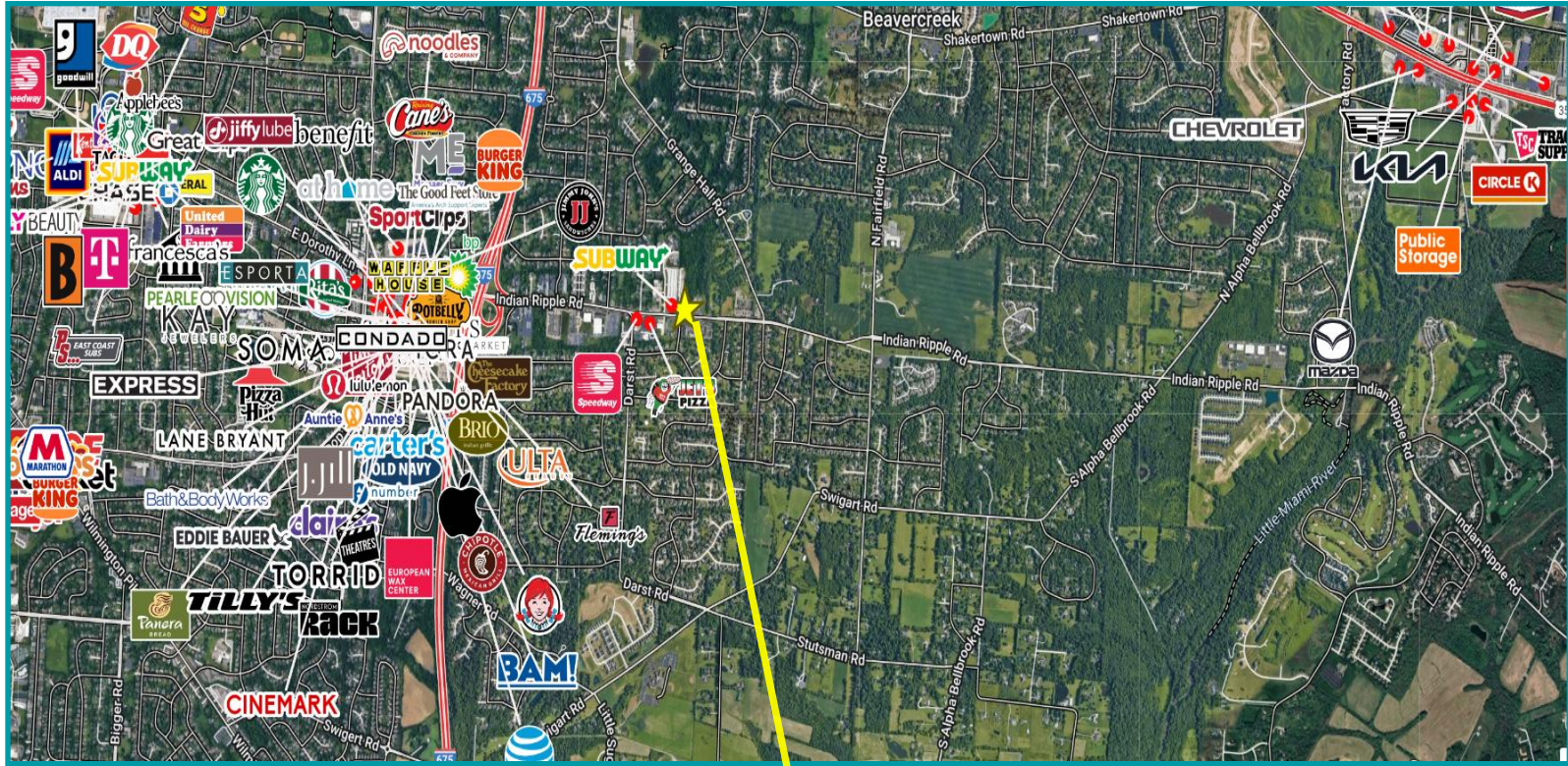
- 1,950 sq.ft available
- Recently Renovated Façade
- No City Income Taxes
- Space is former Elite Outdoor Solutions easy plug and play or white box option; space can accommodate a variety of office/retail uses
- Excellent building and pylon signage with reader board
- Great tenant mix of national and regional tenants. Close proximity to numerous dining and shopping opportunities
- Located just east of I-675 and less than 1 mile from The Greene Towne Center with over 71,797 cpd off I-675 and 16,388 on Indian Ripple Road
- For Lease - ~~\$15.00~~ **Reduced to \$13.00**
PSF + \$2.42 NNN



For More Information, Please Contact:

Kelly Gray | Sr. V.P. of Sales & Leasing
Mobile: 937.470.3002
kgray@equity.net

Bre Brown | Advisor
Mobile: 937.416.5553
brebrown@equity.net



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	5,997	46,986	157,771
Average HH Income	\$180,208	\$142,770	\$126,737
Daytime Employee Population	1,647	24,311	69,026

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner