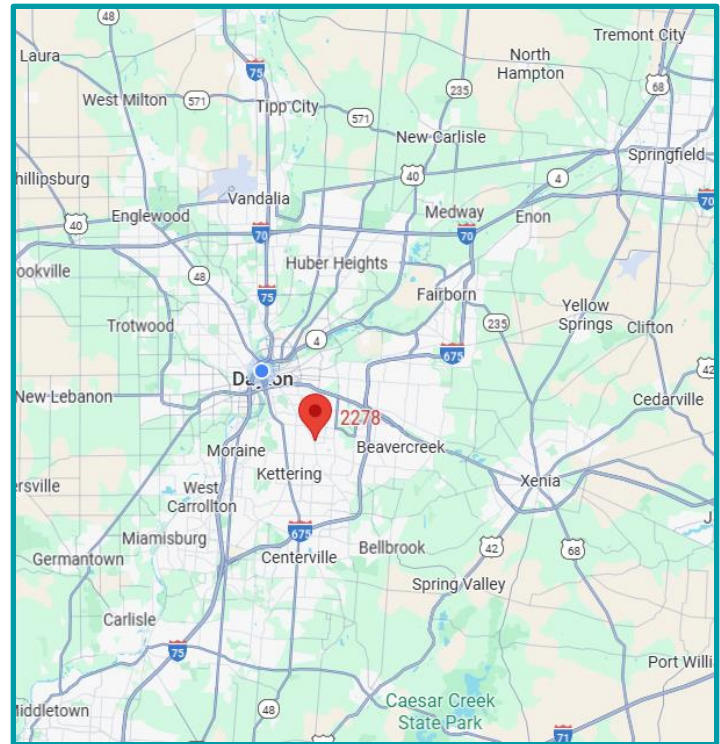


**Available**



## PROPERTY HIGHLIGHTS

- 21,370 sq.ft neighborhood shopping center
- 1,785 sq. ft. available
- Space is former Monkeys Smoke Shop easy plug and play or white box option; space can accommodate a variety of office/retail uses
- Excellent building signage
- Great tenant mix of national and regional tenants. Come join 24/7 Workout Anytime, Eat Rice, Subway, Creative Nails, Hot Head Burritos, Boost Mobile, and Coin Laundry
- Close proximity to numerous dining and shopping opportunities
- Proximity to Major Highways: Route 35 about 2 miles north with the nearest major expressway Interstate 675 about 6 miles
- For Lease - \$11.50 PSF + \$8.94 NNN



### For More Information, Please Contact:

**Kelly Gray | Senior Vice President**

Mobile: 937.470.3002

kgray@equity.net

**Tracey Herron | Sr. V.P. of Commercial Sales & Leasing**

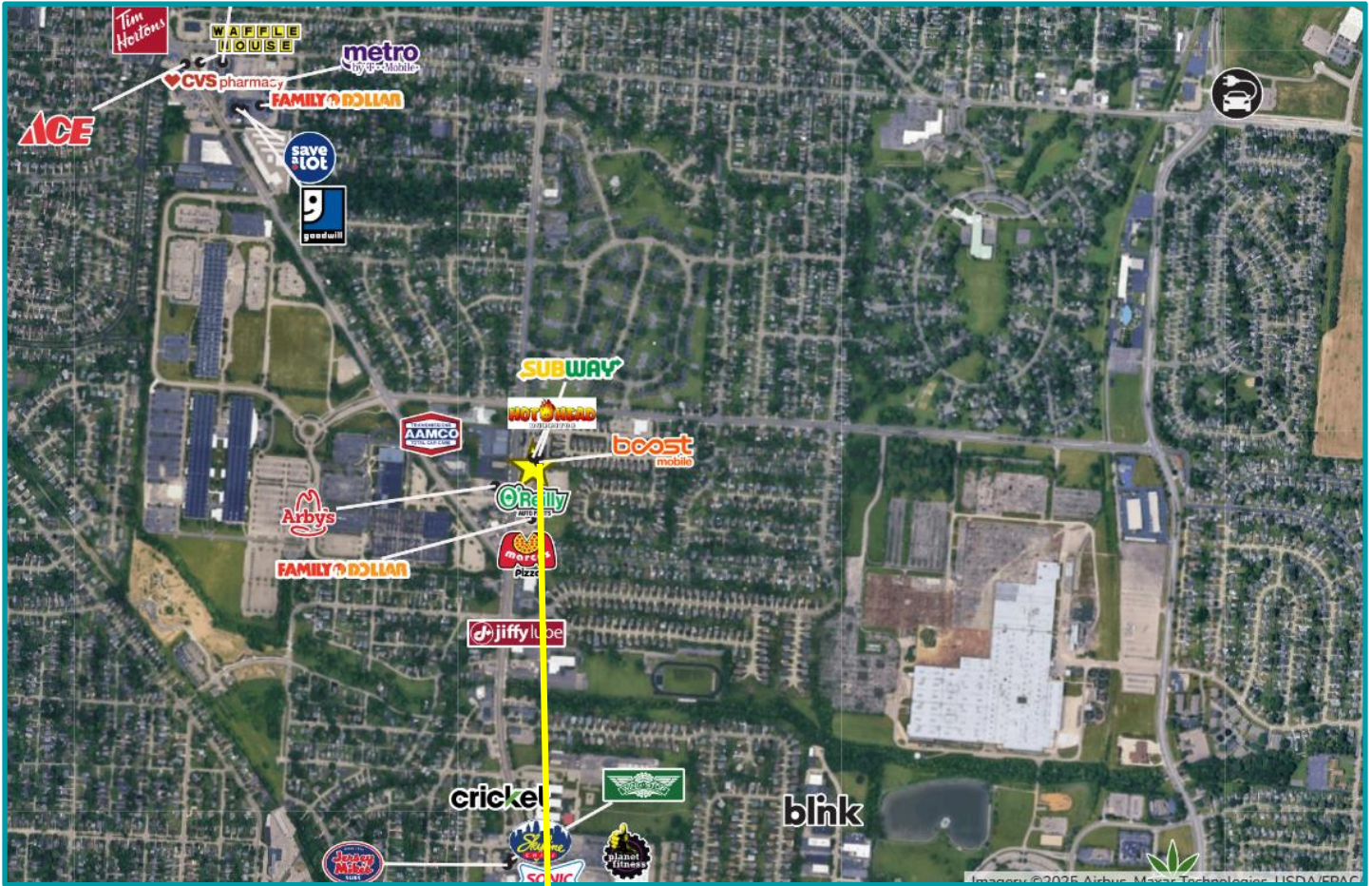
Mobile: 937.216.4636

therron@equity.net

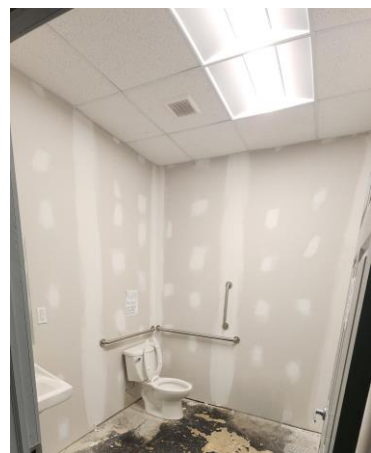
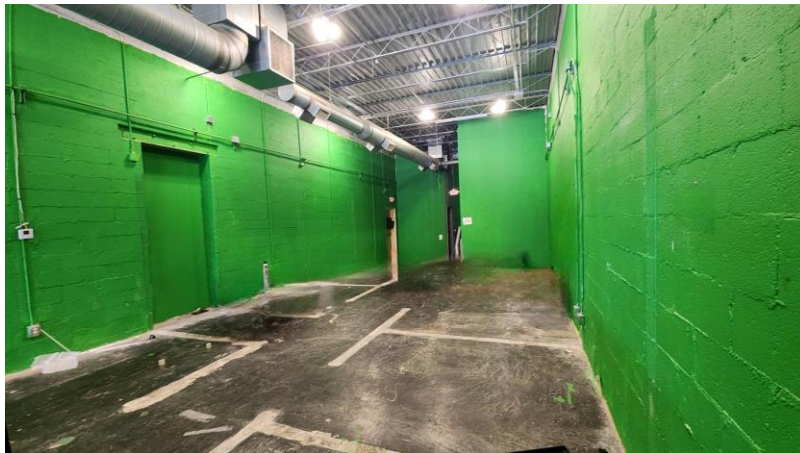
Equity LLC | O: 937.291.1179 | F: 937.291.1547 | [www.equity.net](http://www.equity.net)

11 West Monument Avenue, Suite 506 | Dayton, OH 45402









DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	13,455	108,,561	211,639
Average HH Income	\$76,442	\$89,280	\$93,152
Daytime Employee Population	3,809	44,026	138,036