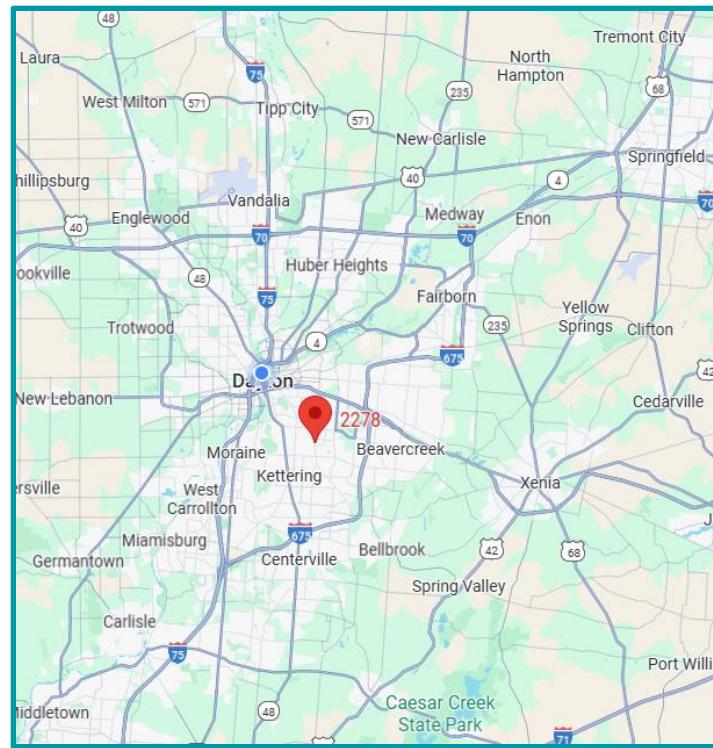


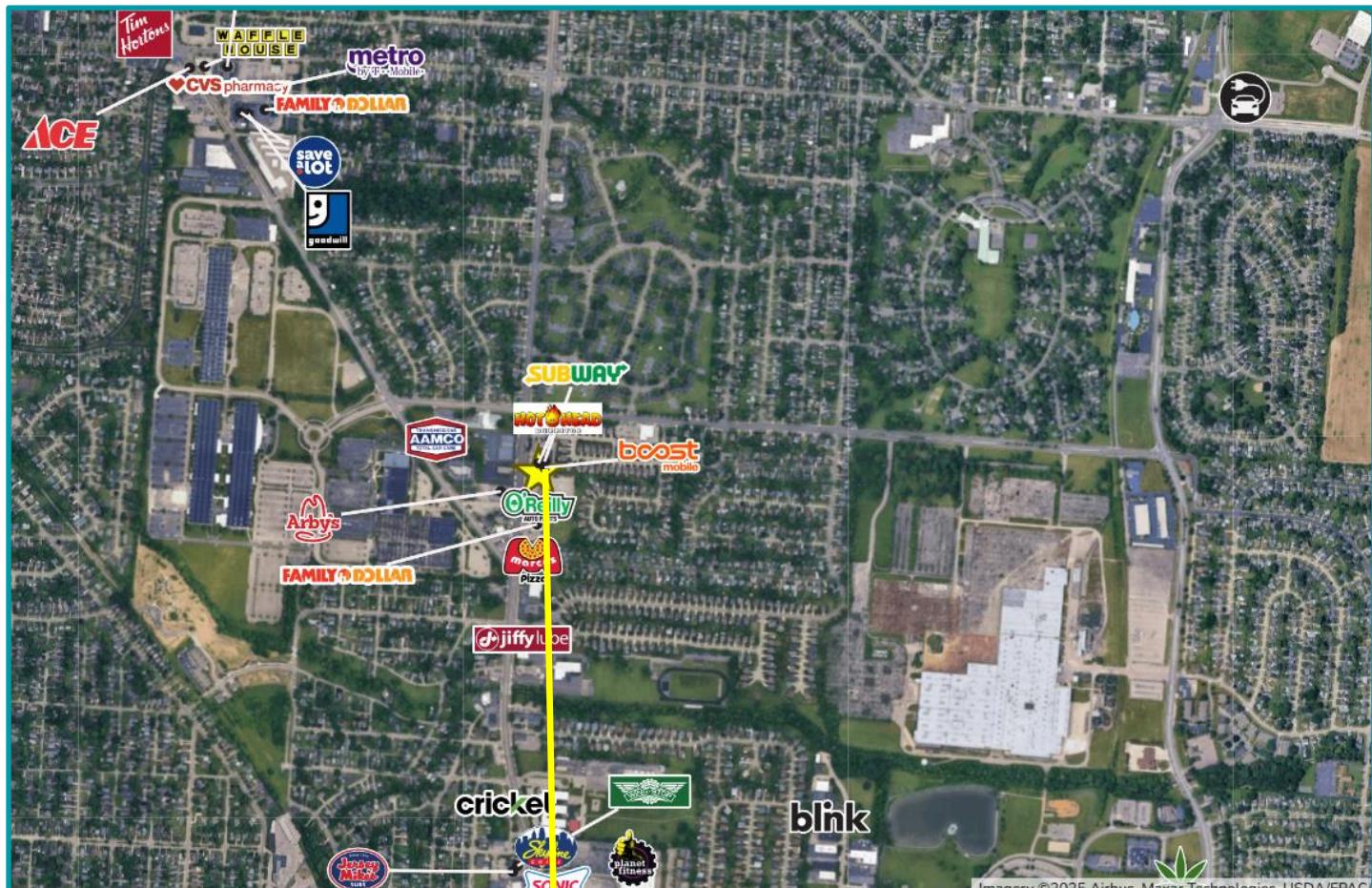
Available**PROPERTY HIGHLIGHTS**

- 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





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