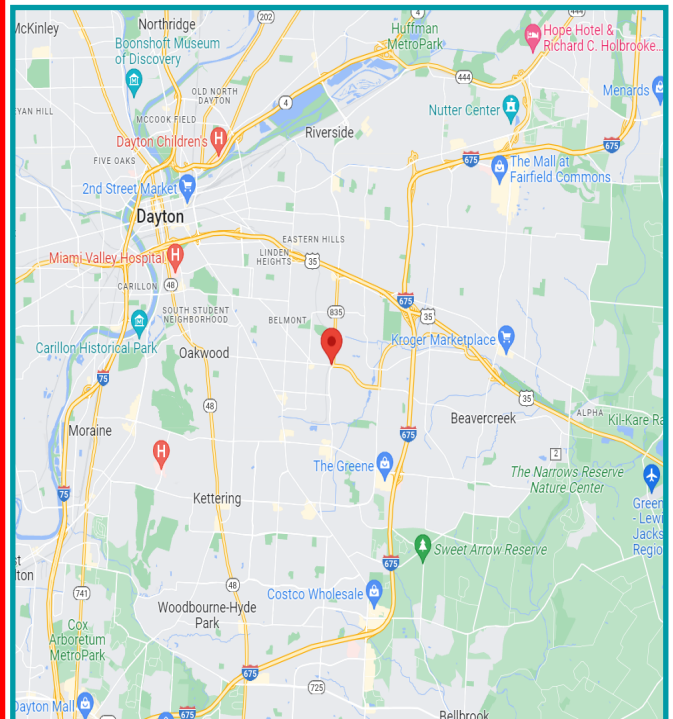




PROPERTY HIGHLIGHTS

- Prime Outlot Development Opportunity
- 1.5241 acres Commercial Land - Former CVS with open floorplan and high ceilings
- Parcel # N64-03504-0019; N64-03504-0023; N64-03504-0034
- 12,800 SF building with brand new roof
- Excellent visibility and access on corner
- Located at lighted intersection on Woodman Drive at Patterson Rd/Research Blvd
- 1.5 miles from US 35 and 2.8 miles to I-675
- Neighboring retailers include Fricker's, Wendy's, Subway, SIMA and the Dayton Regional STEM School to name a few...
- Over 26,200 cars per day on Woodman and over 16,500 cars per day on Patterson Rd!
- For Sale: \$2,200,000
- For Lease: \$14.00 PSF * Landlord covers property taxes & ins. Tenant covers CAM
- Ground Lease options available
- **Owner has Environmental Phase 1&2, REA, Roof Warranty, etc..**



**For More Information
Please Contact:**

Tracey Herron

Sr. Vice President of Sales & Leasing

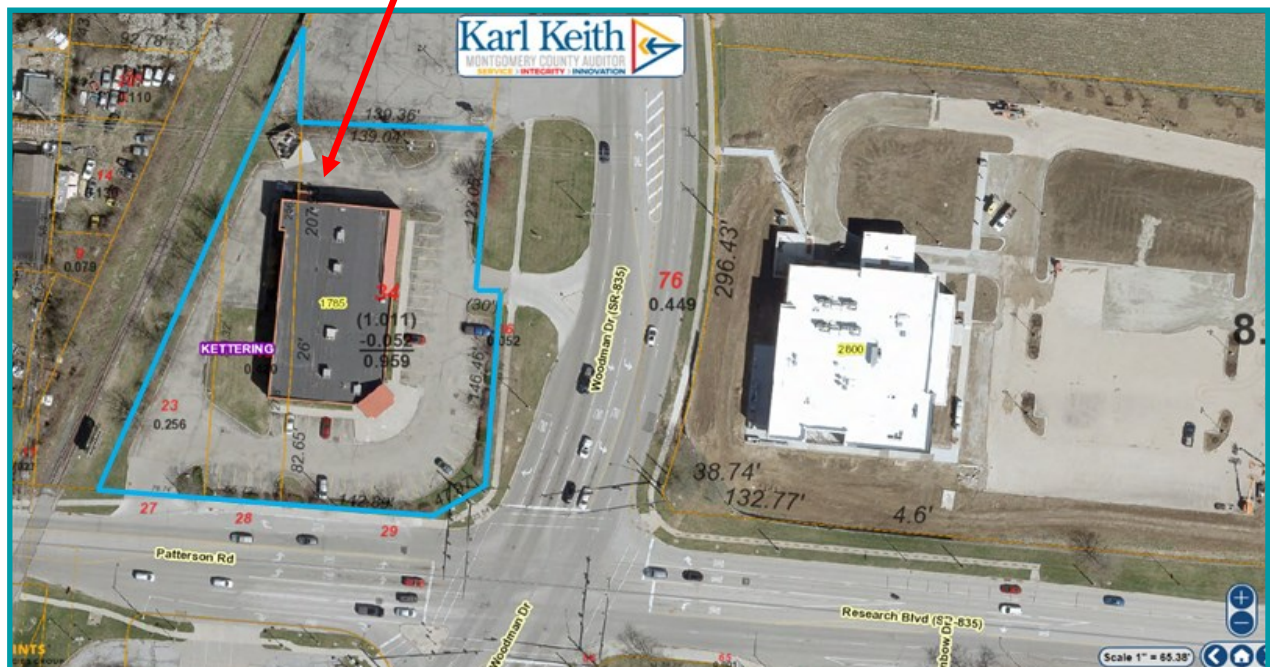
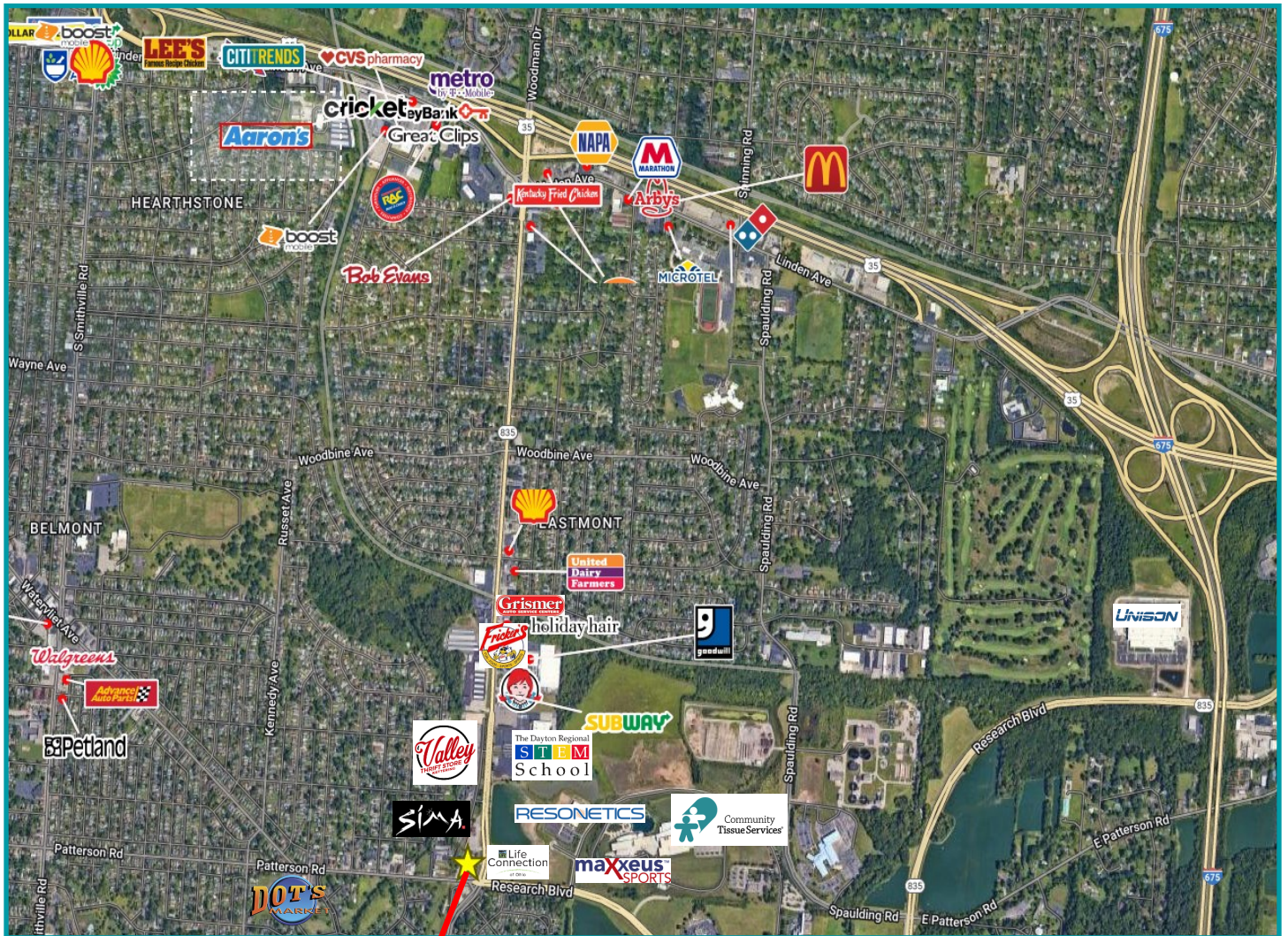
937.216.4636 MOBILE

therron@equity.net

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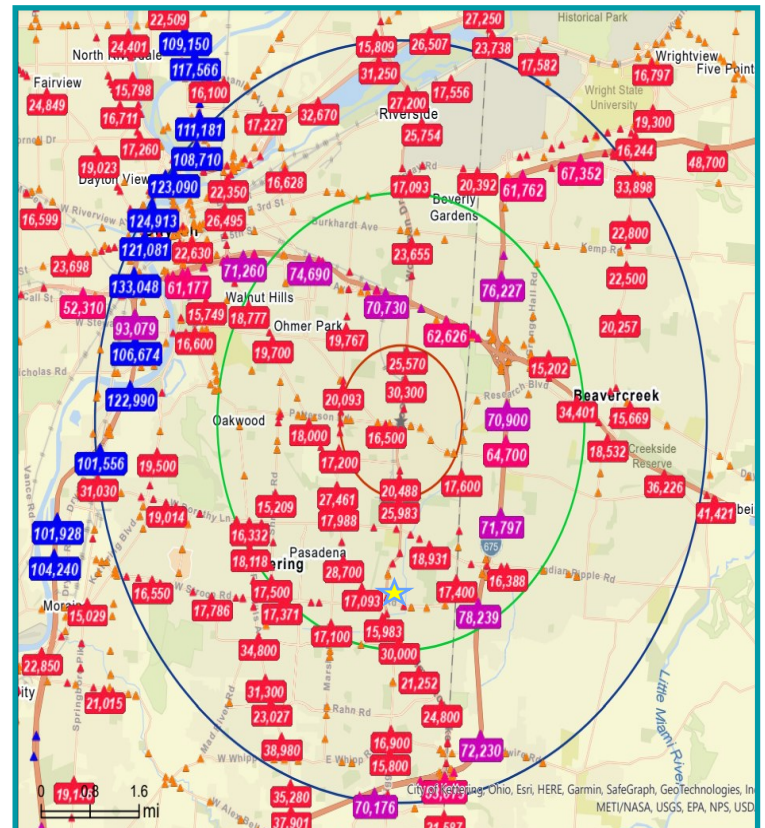
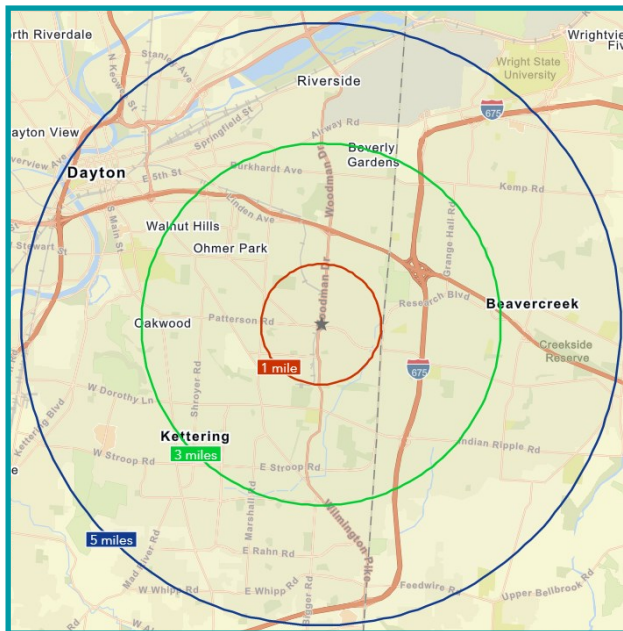
Prime Location/Corner Lot For Sale or Lease

1785 Woodman Drive Kettering, OH 45420



SOUTH CENTRAL DAYTON SUBMARKET

304' of Frontage on Patterson Drive
300' of Frontage on Woodman Drive



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	11,155	103,762	205,007
Average HH Income	\$75,308	\$93,139	\$100,192
Daytime Population	6,687	42,335	156,852

Prime Location/Corner Lot For Sale or Lease

1785 Woodman Drive Kettering, OH 45420

One ~ Five ~ Ten Mile Drive Times

