



**2363 Dayton-Germantown Pike  
Germantown, Ohio 45327**

## Property Highlights

- Lease rate: \$10.50 sq. ft.
- Expenses included in base rate
- 4,000 sq. ft. & 2,000 sq. ft. spaces available
- Prime spot in Triangle Station
- Located in heart of major retail area

Demographics	3 Miles	5 Miles	10 Miles
Total Households	3,908	14,718	110,171
Total Population	9,856	36,264	261,656
Average HH Income	\$88,257	\$90,429	\$88,406

## For More Information

**David Dickinson**

O: 937 294 7777 x711

ddickinson@bergman-group.com | OH #SAL.2001023567

**BROCHURE**

**2301-2363 Dayton-Germantown Pike, Germantown, OH 45327**



# For Lease

2,000 - 4,000 SF  
\$10.50 SF/yr  
Retail Space



**BROCHURE**

**2301-2363 Dayton-Germantown Pike, Germantown, OH 45327**

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



## BROCHURE

2301-2363 Dayton-Germantown Pike, Germantown, OH 45327

**NAI**Bergman

For Lease

2,000 - 4,000 SF |  
\$10.50 SF/yr  
Retail Space



**BROCHURE**

**2301-2363 Dayton-Germantown Pike, Germantown, OH 45327**

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.