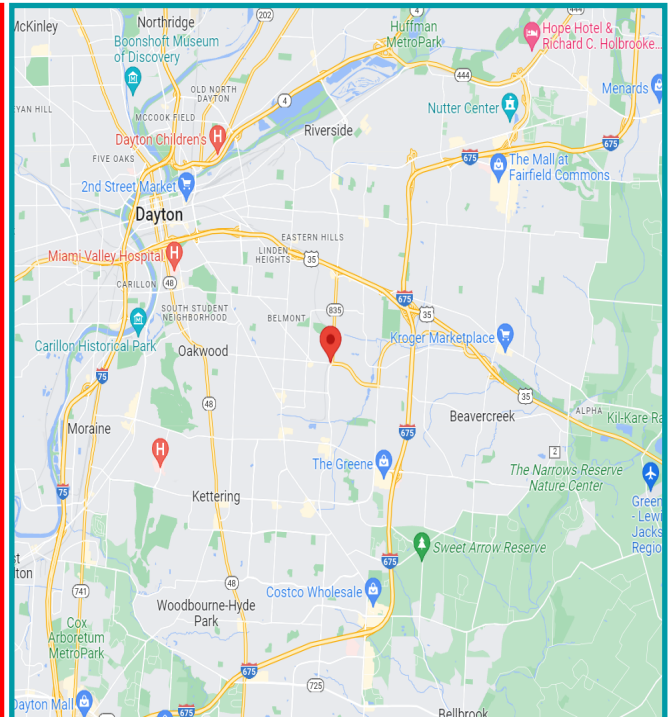




PROPERTY HIGHLIGHTS

- Prime Outlot Development Opportunity
- 1.461 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
- **Owner has Environmental Phase 1&2, REA, Roof Warranty, etc..**



**For More Information
Please Contact:**

Tracey Herron

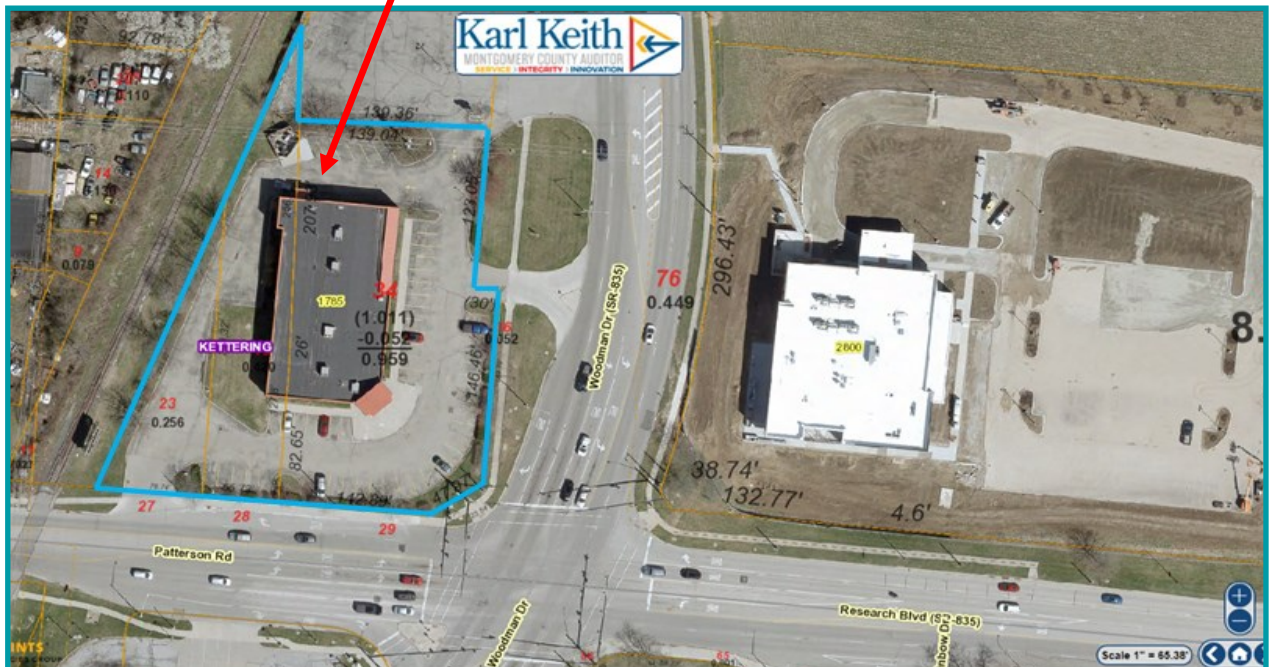
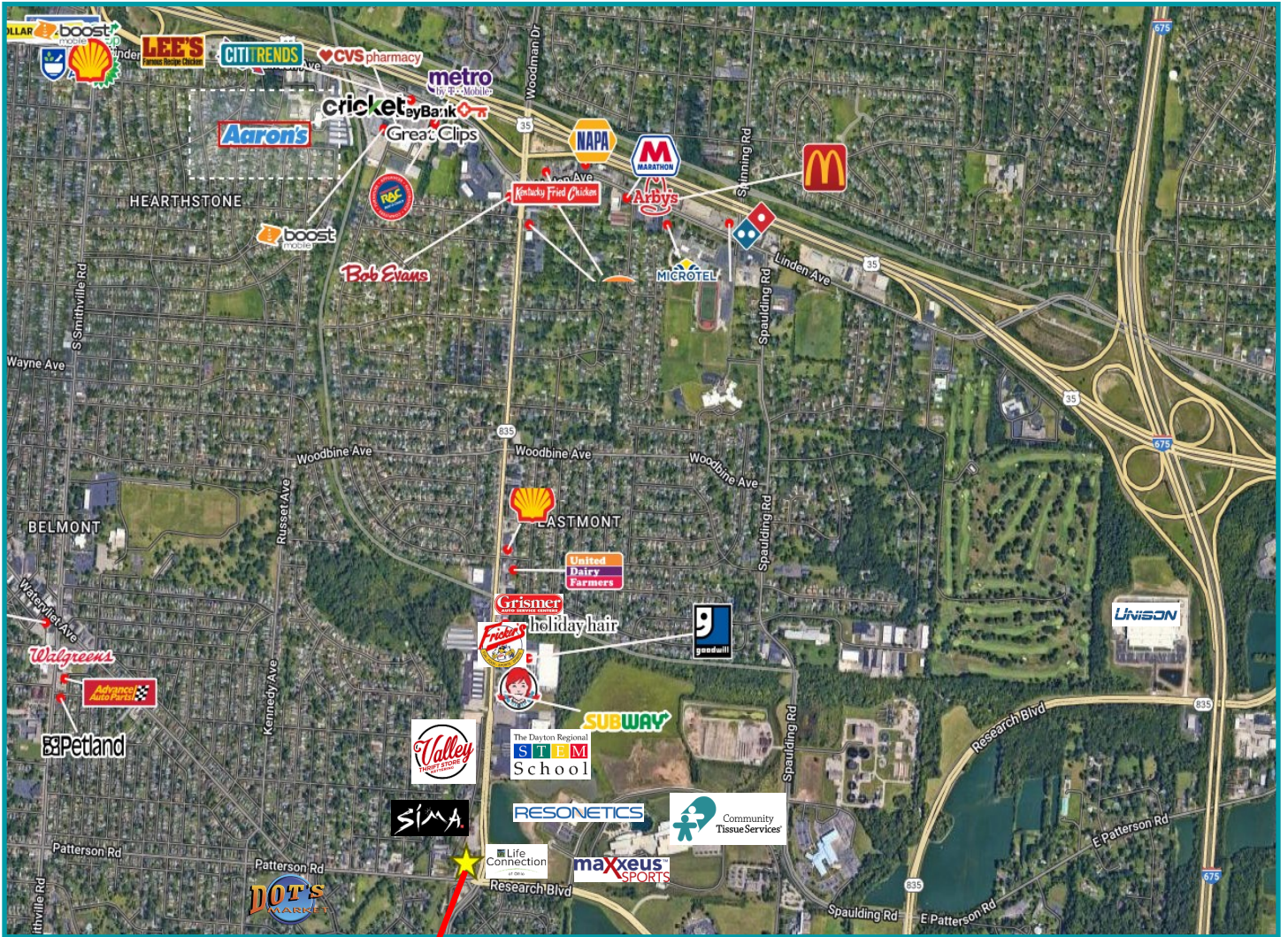
Sr. Vice President of Sales & Leasing

937.216.4636 MOBILE

therron@equity.net

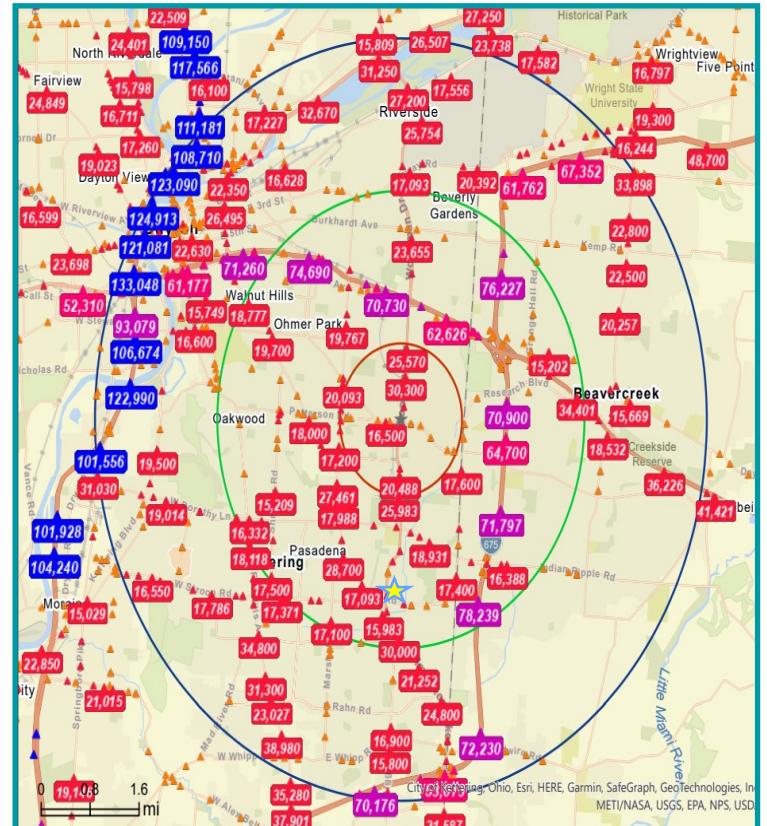
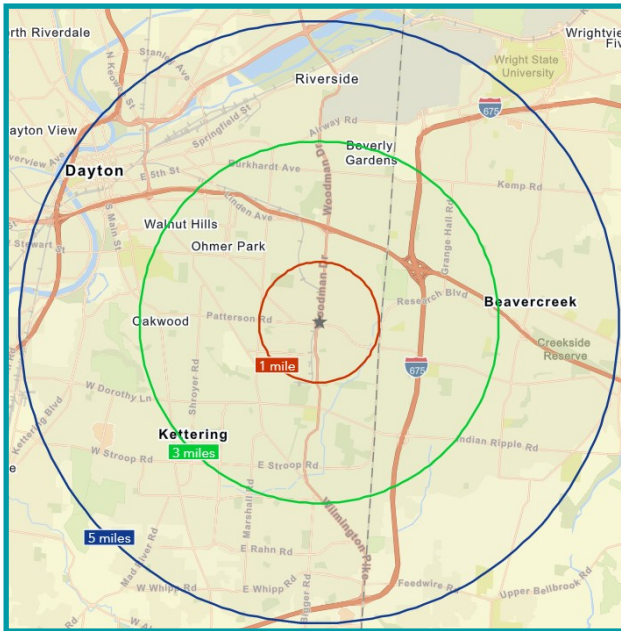
www.equity.net | 937.291.1179 | 11 West Monument Avenue, Suite 506, Dayton, Ohio 45402

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



Commercial Real Estate Solutions®

Prime Location/Corner Lot For Sale or Lease

1785 Woodman Drive Kettering, OH 45420

One ~ Five ~ Ten Mile Drive Times

DEMOGRAPHIC SUMMARY

1785 Woodman Dr, Kettering, Ohio, 45420 5
Drive time of 1 minute

EDUCATION

- 10% No High School Diploma
- 36% High School Graduate
- 40% Some College
- 15% Bachelor's/Grad/Pr of Degree

INCOME

- \$56,455 Median Household Income
- \$30,481 Per Capita Income
- \$108,276 Median Net Worth

EMPLOYMENT

- White Collar: 50.5%
- Blue Collar: 26.7%
- Services: 22.7%
- Unemployment Rate: 2.5%

KEY FACTS

- 553 Population
- 41.6 Median Age
- 200 Households
- \$49,232 Median Disposable Income

HOUSEHOLD INCOME (\$)

This infographic contains data provided by Esri. The vintage of the data is 2022, 2027. © 2023 Esri

DEMOGRAPHIC SUMMARY

1785 Woodman Dr, Kettering, Ohio, 45420 5
Drive time of 5 minutes

EDUCATION

- 8% No High School Diploma
- 29% High School Graduate
- 38% Some College
- 26% Bachelor's/Grad/Pr of Degree

INCOME

- \$54,114 Median Household Income
- \$32,723 Per Capita Income
- \$87,461 Median Net Worth

EMPLOYMENT

- White Collar: 57.4%
- Blue Collar: 25.5%
- Services: 17.0%
- Unemployment Rate: 3.3%

KEY FACTS

- 26,496 Population
- 41.7 Median Age
- 12,828 Households
- \$46,206 Median Disposable Income

HOUSEHOLD INCOME (\$)

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DEMOGRAPHIC SUMMARY

1785 Woodman Dr, Kettering, Ohio, 45420 5
Drive time of 7 minutes

EDUCATION

- 7% No High School Diploma
- 27% High School Graduate
- 37% Some College
- 28% Bachelor's/Grad/Pr of Degree

INCOME

- \$55,522 Median Household Income
- \$33,315 Per Capita Income
- \$93,965 Median Net Worth

EMPLOYMENT

- White Collar: 60.0%
- Blue Collar: 23.7%
- Services: 16.3%
- Unemployment Rate: 3.4%

KEY FACTS

- 63,335 Population
- 40.5 Median Age
- 29,218 Households
- \$47,805 Median Disposable Income

HOUSEHOLD INCOME (\$)

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