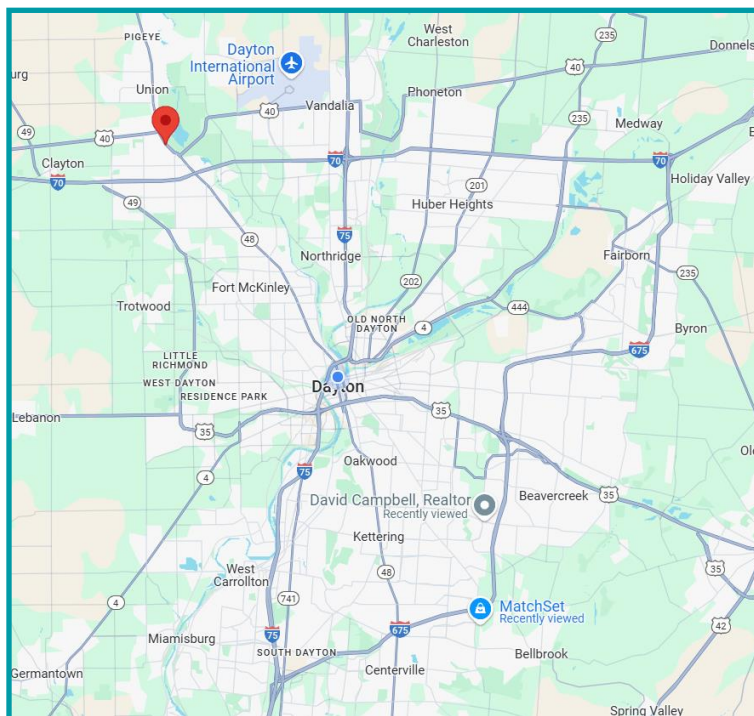


## PROPERTY HIGHLIGHTS

- 1,650 sq ft end cap space available – formally occupied by a non-profit
- Nice shopping center with plenty of parking
- Space was a former office for a non-profit and can easily accommodate a variety of Office or Retail uses- was a former Pizza Hut and one time and still has the existing hood
- Excellent building signage
- Great tenant mix, come join Cooks Quality Flooring, V-Nails, Ink Enchanted Arts, and Dande'Jour Fit
- Conveniently located in Englewood on busy St. Rt. 48 Main Street- major thoroughfare with over 20,862+ cpd
- For Lease - \$12.00 PSF modified gross (plus Tenant's prorata share of snow removal based on 26.63% on 1,650 SF)



### For More Information, Please Contact:

**Tracey Herron | Sr. V.P. of Sales & Leasing**  
Mobile: 937.216.4636  
therron@equity.net

**Bre Brown | Advisor**  
Mobile: 937.416.5553  
brebrown@equity.net





Site Plan



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	5,981	30,738	59,385
Average HH Income	\$97,069	\$119,632	\$110,128
Daytime Employee Population	2,699	12,293	22,636



