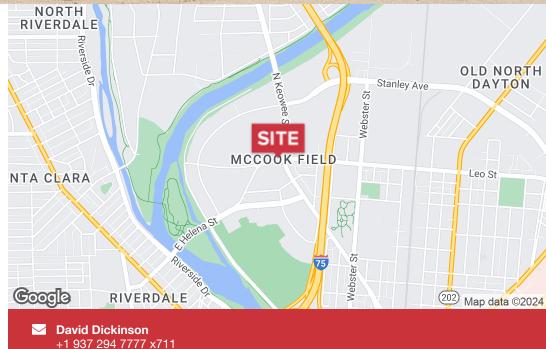
## **FOR LEASE**

1401 N. Keowee St. Dayton, OH 45404



# Retail | 2,167 SF

- Lease rate: \$36 sq. ft. NNN
- 2,167 sq. ft. quick-service restaurant
- .58 acre lot
- Built 2018
- Excellent condition
- Two-lane drive-thru
- Directly off I-75
- Adjacent to Kettering Fields facility



ddickinson@bergman-group.com



#### **PROPERTY OVERVIEW**

2,167 sq. ft. fast food restaurant for lease. Former Burger King. \$36 sq. ft. NNN.

#### LOCATION OVERVIEW

N. Keowee St. is located in a high-density office & light industrial area with thousands of hungry employees nearby. Corner location with over 300' of total frontage. Ideally located directly off Interstate 75, providing accessibility to roughly 105,000 vehicles daily. Only minutes away from the expanding Kettering Field Park, a regional baseball complex that attracts year-round visitors.

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 Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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## FOR LEASE 1401 N. Keowee St. Dayton, OH 45404

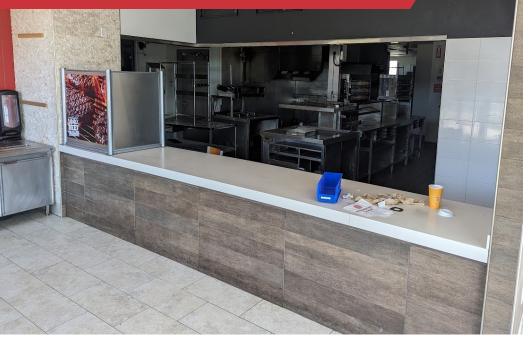
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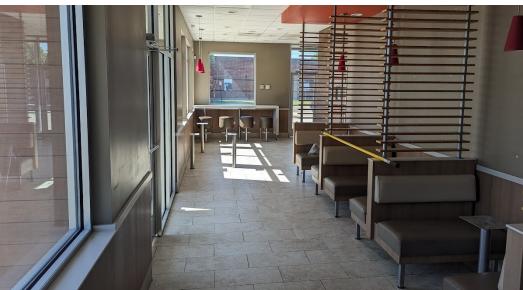
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# FOR LEASE

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# **N**/Bergman

### **FOR LEASE** 1401 N. Keowee St. Dayton, OH 45404 0 OLD NORTH DAYTON Stanley Ave Webster St Tace She SI MCCOOK FIELD Leo St Leo St ARA 75 E Heler **Kettering Fields** Island Par Reservoir RIVERDALE OAKS 4 Mad River

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