



SUBLEASE OPPORTUNITY

3021
KETTERING
BLVD

Dayton | OH | 45439

CBRE



PROPERTY OVERVIEW

Introduce your restaurant concept to one of Dayton's most established and recognizable commercial corridors. This second-generation restaurant opportunity along Kettering Boulevard provides strong visibility, convenient access, and exposure to dense surrounding neighborhoods and established retail, making it well-suited for a wide range of dining concepts.

2,774 SF

of well-designed, functional restaurant space

SECOND-GENERATION RESTAURANT SPACE

Existing restaurant improvements reduce redevelopment costs and allow for a faster opening timelines.

PROMINENT CORRIDOR VISIBILITY

Frontage along Kettering Boulevard (SR 35) offers consistent daily traffic and brand exposure.

STRONG ACCESS & CONNECTIVITY

Direct access to Downtown Dayton, Oakwood, West Carrollton, and surrounding suburbs.

ON-SITE PARKING

Supports dine in service, carryout, and third party delivery activity.

SIGNAGE OPPORTUNITIES

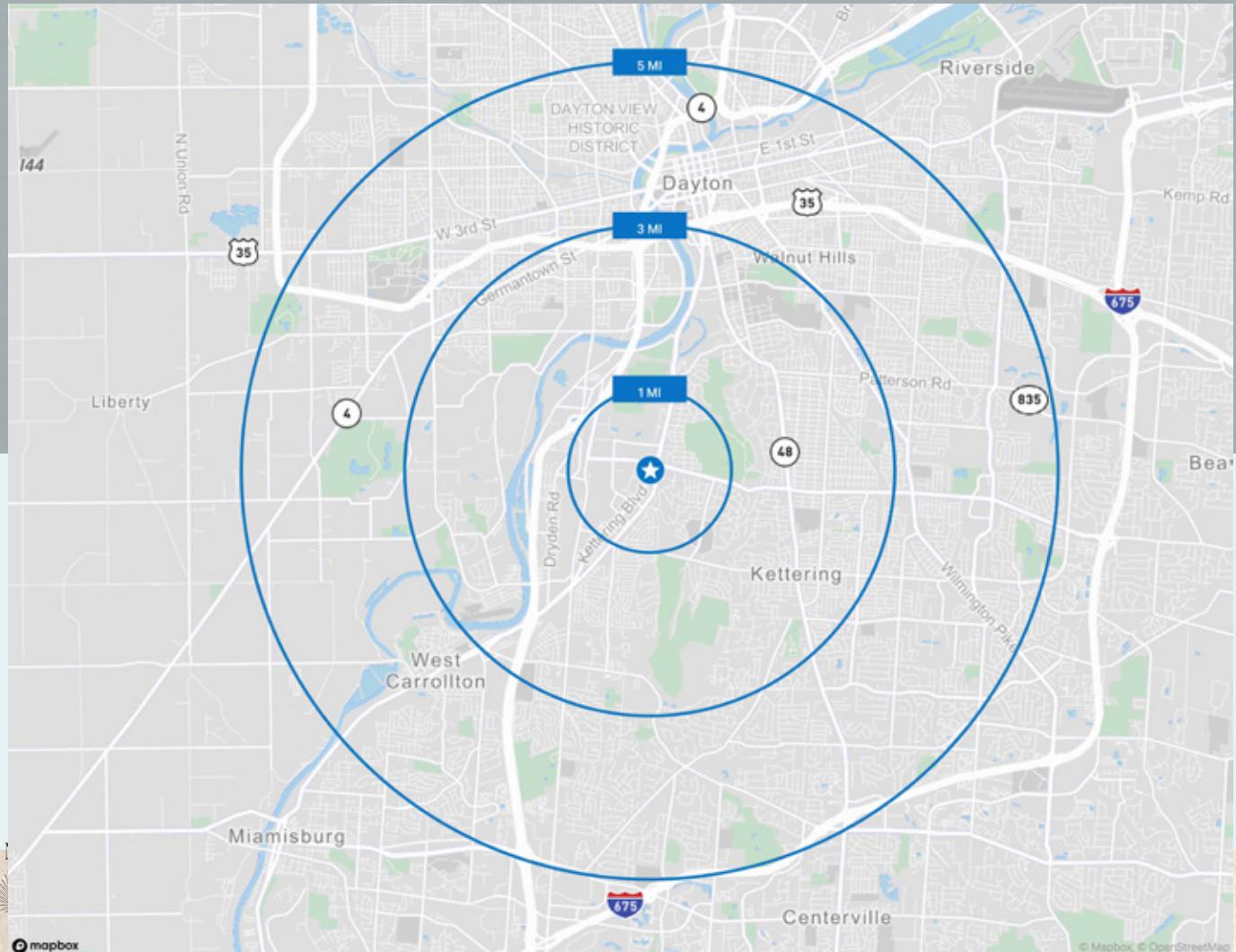
Building signage enhances visibility to both commuter and neighborhood traffic.

AERIAL



\$35 psf
Taxes - \$14,016

- High visibility restaurant real estate on a major Dayton thoroughfare
- Reduced capital investment through second generation improvements
- A neighborhood supported location with commuter exposure
- An infill Dayton site with strong fundamentals

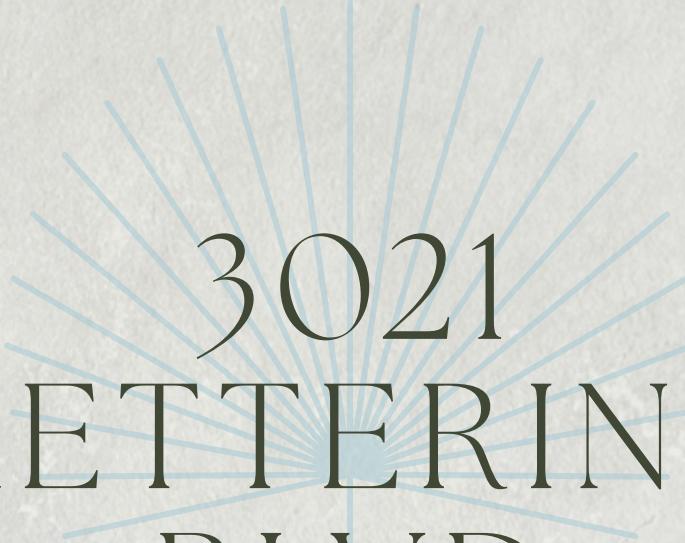


DEMOGRAPHICS

1, 3, 5 Mile Radius

Demos	1 Mile	3 Miles	5 Miles
POPULATION	5,090	65,639	205,687
HH INCOME	\$103,558	\$100,617	\$83,628
AGE	40.1	37	39.1
EDUCATION	74.9%	73.4%	65.7%
DAYTIME POPULATION	16,060	79,581	233,252
BUSINESSES	554	2,532	7,258

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LUKE STRENG
Vice President

614-781-6130
luke.streng@cbre.com

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