

FOR LEASE



\$30/SF NNN

1605 W Dorothy Lane, Kettering, OH 45439

- Join Subway, Wing Stop, 3T-Nails and Hot Head Burritos in out lot center.
- Shadow Anchor of Walmart Supercenter.
- +/- 1,500 SqFt retail unit.
- Located at a High Traffic Intersection
- End Cap Unit
- Excellent visibility & signage
- NNN estimated at \$10/SqFt
- High average household income of approx. \$84,000



BEST CORPORATE REAL ESTATE
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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Local Amenities



 = Subject Property

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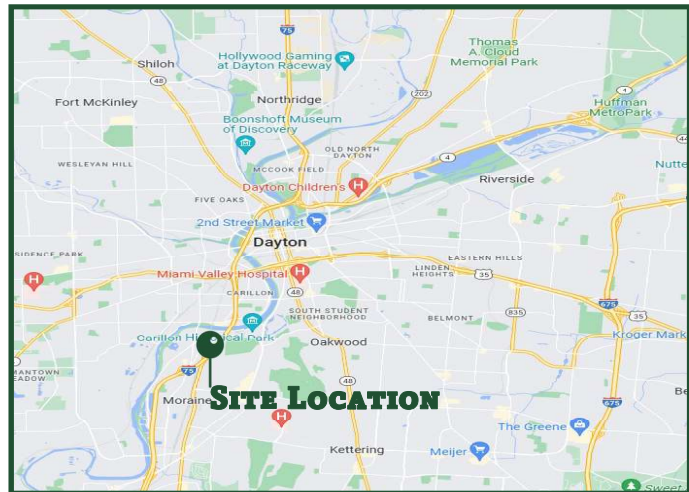


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TRAFFIC COUNT

Street	Avg Daily Volume
W DOROTHY LANE—S DIXIE AVE	18,634
S DIXIE AVE—OAKLAND AVE N	16,381
DOROTHY LANE— HILTON DR E	17,012



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022) 	4,964	67,334	208,283
Households (2022) 	2,168	27,459	88,586
Avg Household Income (2022) 	\$84,638	\$57,498	\$49,318

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