



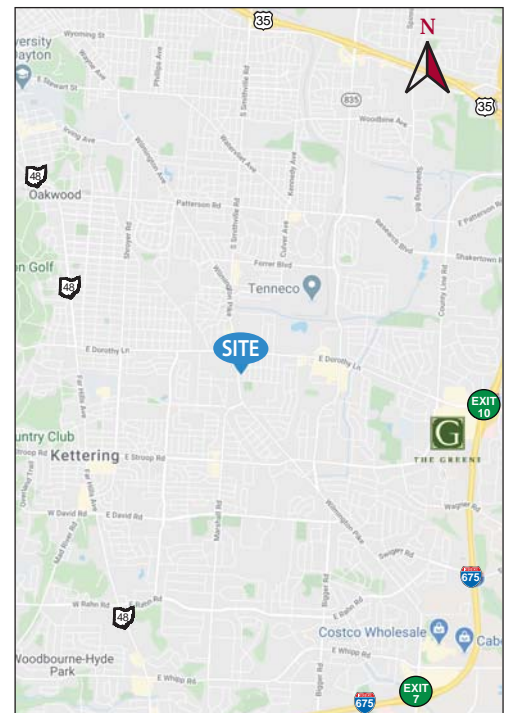
OBERER

REALTY SERVICES, LTD.

FOR SALE OR LEASE 3122 - 3126 WILMINGTON PIKE Kettering, Ohio 45429



- **7,840 +/- SF RETAIL BUILDING ON 0.6533 +/- ACRES** available for sale or lease
- **PRIME KETTERING LOCATION ON WILMINGTON PIKE** just south of Dorothy Lane, one of the most highly traveled intersections in the south Dayton market
- **HIGH VISIBILITY WITH PROMINENT FRONTAGE ON WILMINGTON PIKE** offering drive-by traffic of over 27,700 vehicles per day
- **CONVENIENT ACCESS** to/from Dorothy Lane, Stroop Rd., SR 48 and I-675
- **CENTRAL TO DENSE POPULATION BASE** with over 93,500 residents within a 3-mile radius
- **CONTACT JOHN ORR AT 937.910.0851 for more information**



2019 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	11,338	93,554	205,511
TOTAL EMPLOYEES	7,048	42,713	140,493
HH INCOME	\$64,674	\$75,496	\$74,856

WELCOME TO THE REGION WE KNOW

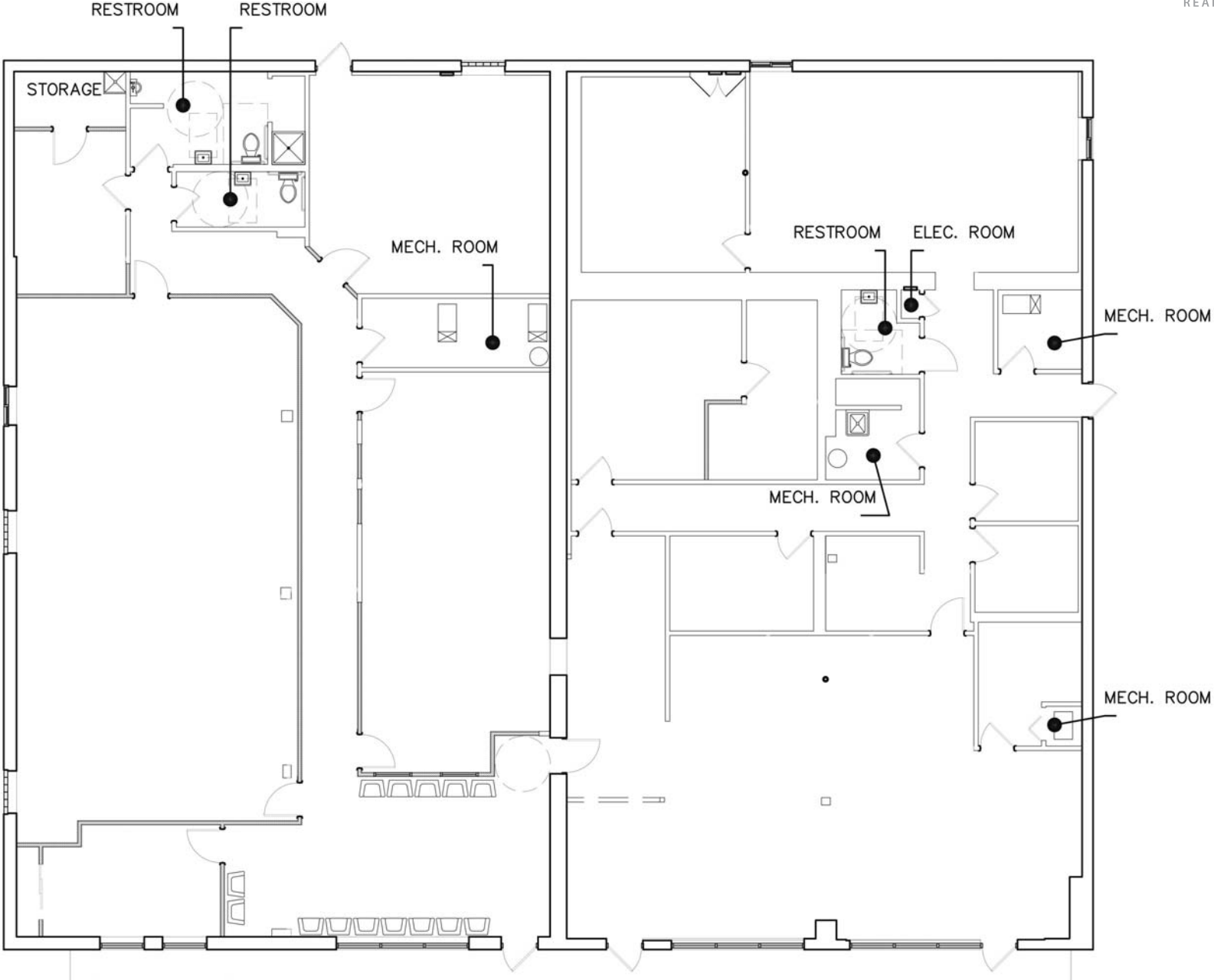
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FOR SALE OR LEASE

3122 - 3126 WILMINGTON PIKE

Kettering, Ohio 45429

FLOOR PLAN
7,840 SF



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MONTGOMERY COUNTY
PARCEL MAP



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