



KETTERING CROSSING

2801-2841 Wilmington Pike, Kettering, OH 45419

1,400 SF - 5,865 SF Available FOR LEASE
10,160 SF FOR SALE



Property Details:

- In high-profile Kettering suburb of Dayton, OH
- Restaurant end-cap available 1/31/2020 - can be demised
- Street frontage and visibility from high-traffic Wilmington Pike, 18,500 ADT (ODOT 2018)
- Contact agent for sale price

Many national-brand retailers within 1/2 mile, including:



Demographics:

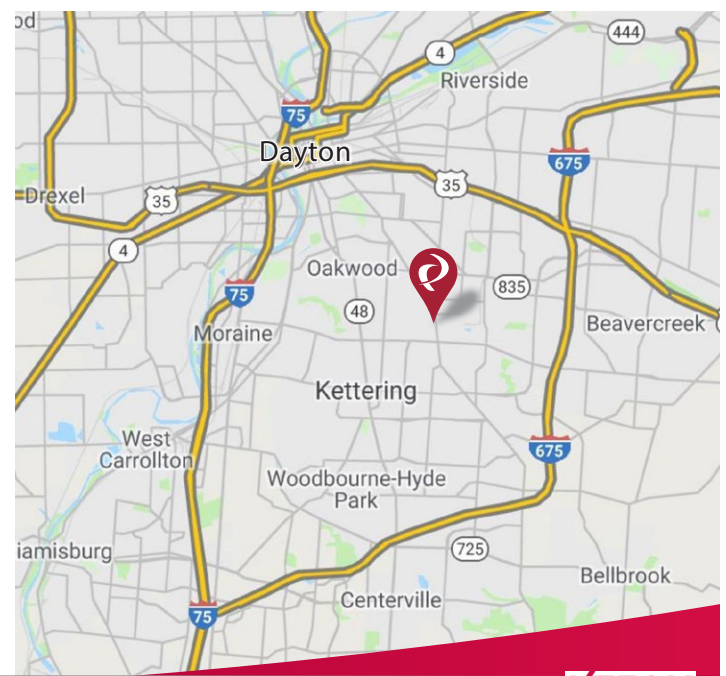
2018 Estimates	1 Mile	3 Mile	5 Mile
Population	11,749	98,355	205,051
Households	5,622	44,539	91,031
Average Household Income	\$65,206	\$77,720	\$77,678
Total Number of Employees	5,576	50,377	163,683

Traffic Counts: (ODOT 2018)

	ADT
Wilmington Pike	18,500
E Dorothy Lane, West of Wilmington Pike	24,200
E Dorothy Lane, East of Wilmington Pike	25,600

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LET US GIVE YOU AN EDGE



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