

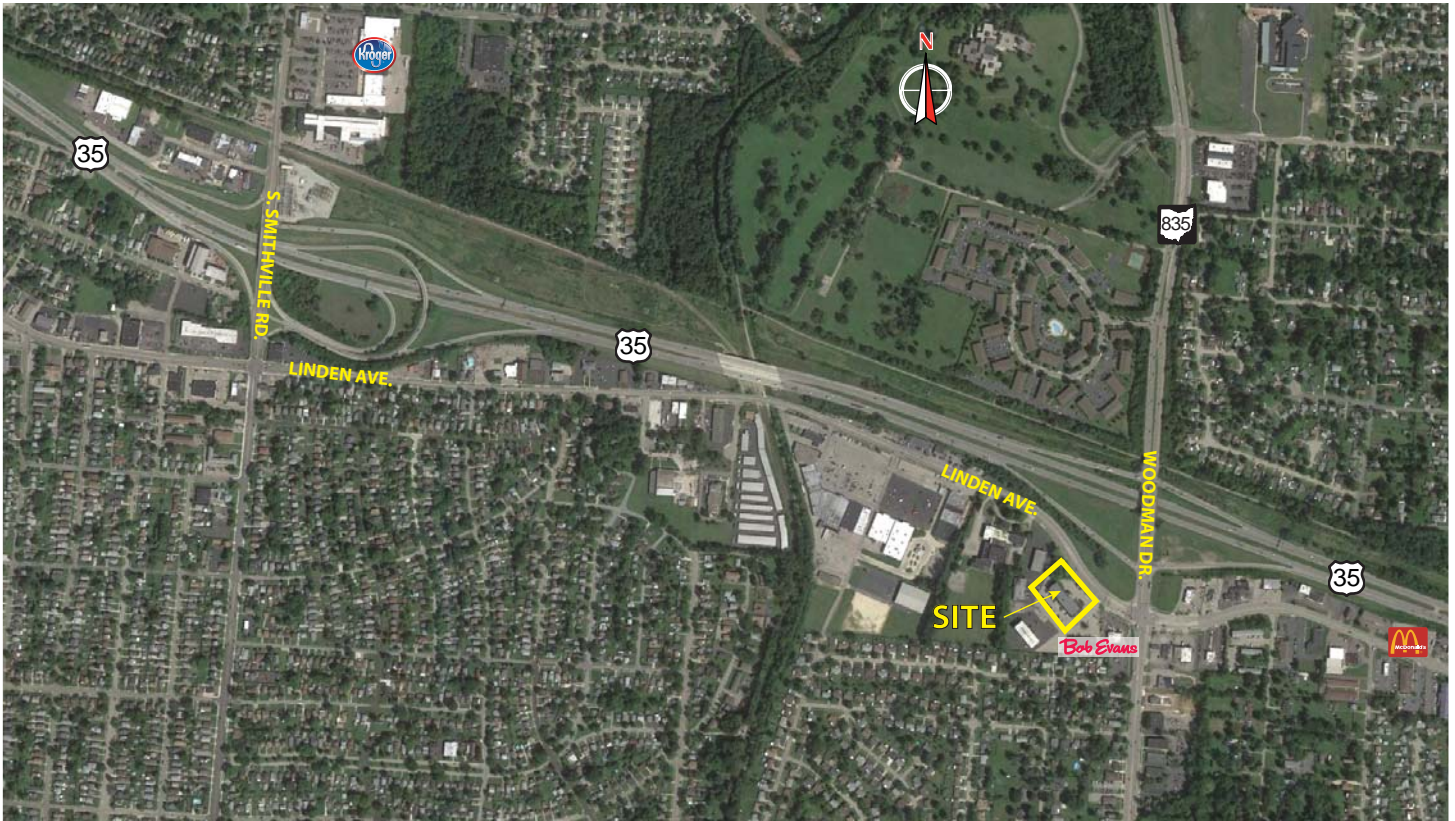


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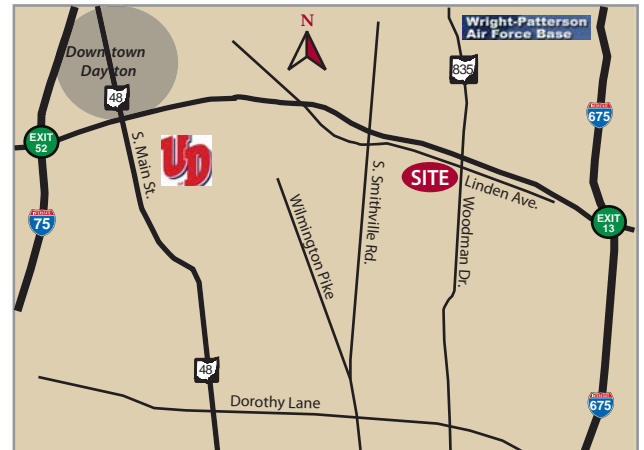
REALTY SERVICES, LTD.

## AVAILABLE PRE-LEASING LINDEN AVE.

Dayton, Ohio 45432



- **PRE-LEASING 1,400 - 10,000 SF (70' bays)** in retail center located immediately off US 35 at Woodman Drive
- **DIRECT FRONTAGE ON LINDEN AVE.** with full movement access
- **HIGH VISIBILITY FROM US 35** provides drive-by traffic of over 70,700 vehicles per day
- **BUILDING FEATURES END CAP WITH DRIVE THRU OPPORTUNITY**
- **MONUMENT SIGNAGE AVAILABLE**
- **CENTRAL TO DENSE POPULATION BASE** provided by Belmont, Dayton, Kettering and proximity to Wright-Patterson Air Force Base (two miles)



2016 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	11,845	93,931	203,676
HH INCOME	\$45,789	\$50,863	\$61,523

**CONTACT CHRIS CONLEY OR DANIELLE KUEHNLE**  
at 937.910.0851 for more information

WELCOME TO THE REGION WE KNOW

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**4130 LINDEN AVENUE, DAYTON, OHIO**  
**WOODMAN DRIVE AND LINDEN AVENUE**  
 COUNTY OF MONTGOMERY, CITY OF DAYTON, OHIO

**\*\*THIS CONCEPT PLAN WAS COMPLETED WITHOUT AN ALTA SURVEY.\*\***  
 THE INFORMATION SHOWN ON THIS CONCEPT PLAN IS TO ILLUSTRATE GENERAL INTENT AND SHALL NOT BE CONSTRUED AS FINAL WITH REGARD TO ANY AND ALL IMPROVEMENTS SHOWN HEREON.

JANUARY 25, 2017

**CONCEPT 3**  
 SCALE: 1" = 20'-0" @ 24x36  
 The information shown on this concept plan is to illustrate general intent and shall not be construed as final with regard to any and all improvements shown hereon.

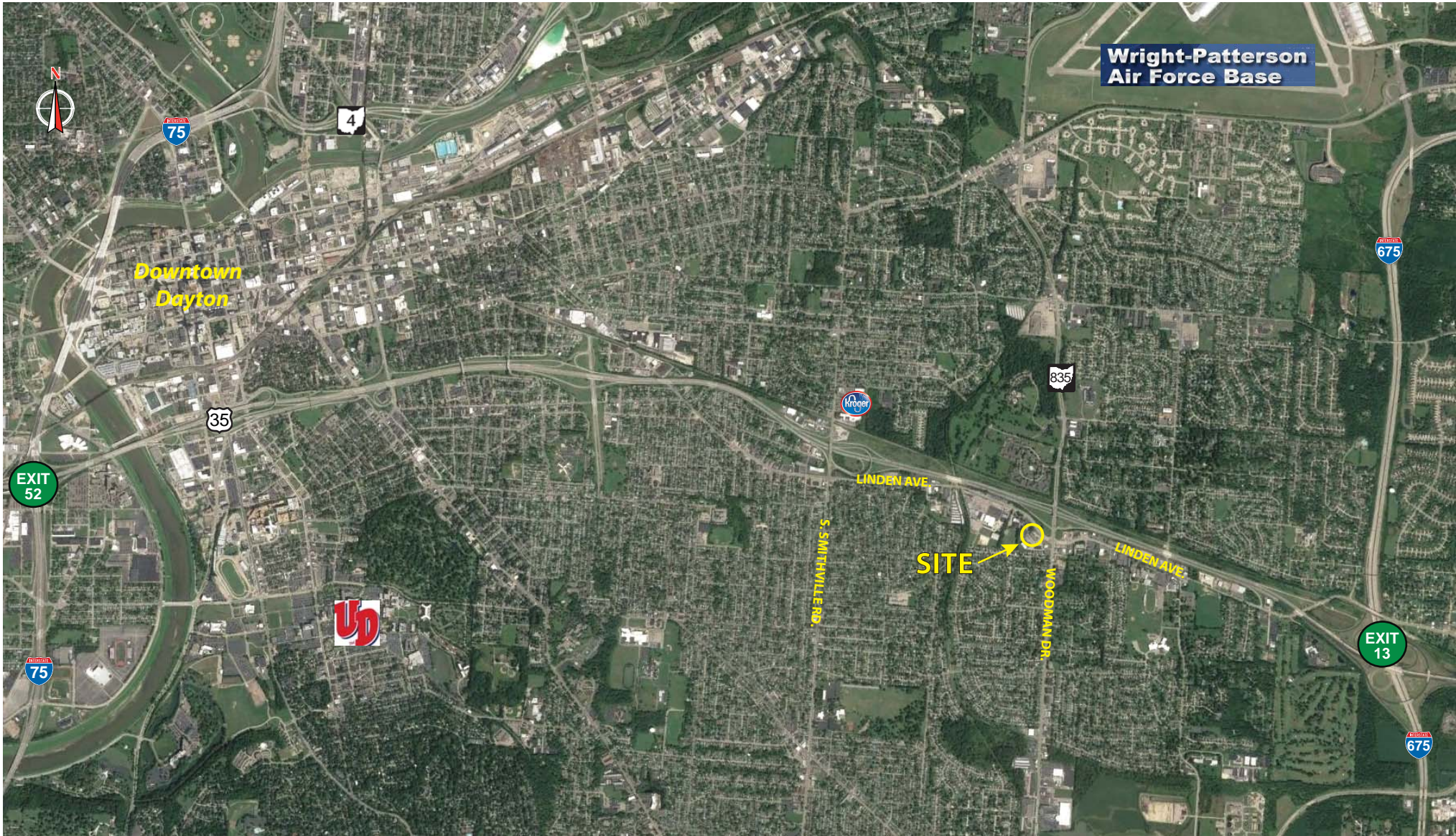


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