

# AVAILABLE



**\$225,000**

For more info

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**HRI**  
Commercial Realty

**2244 Wilmington Pk.  
KETTERING, OH 45420**

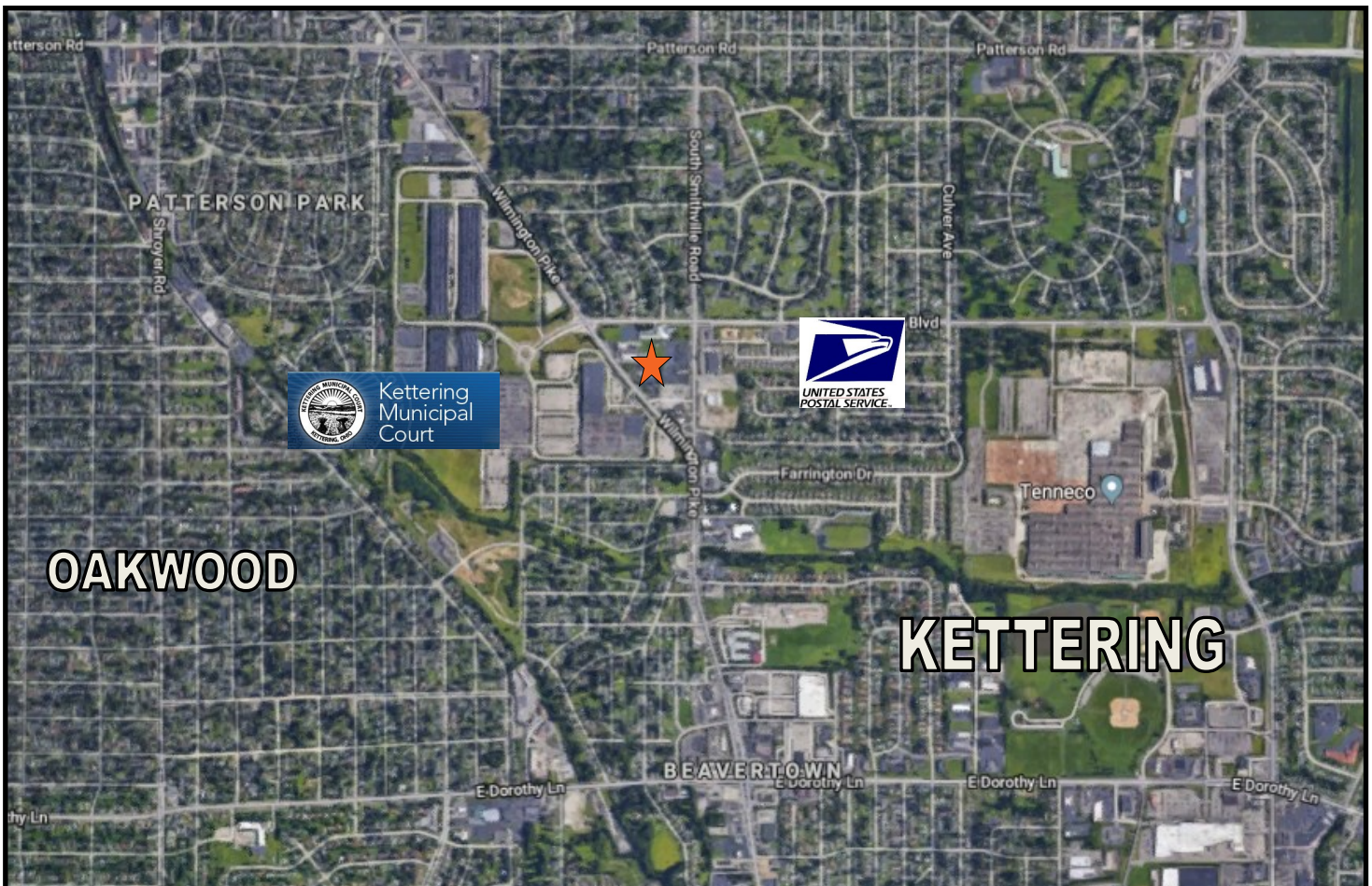
Existing coffee drive-thru sits on .54 acres on busy Wilmington Pike in Kettering. Great visibility, access and 175+ feet of frontage on one of the areas major thoroughfares. 26,300 cars per day on Wilmington Pike. Owner willing to sell business or Buyer can start their own business at the location.

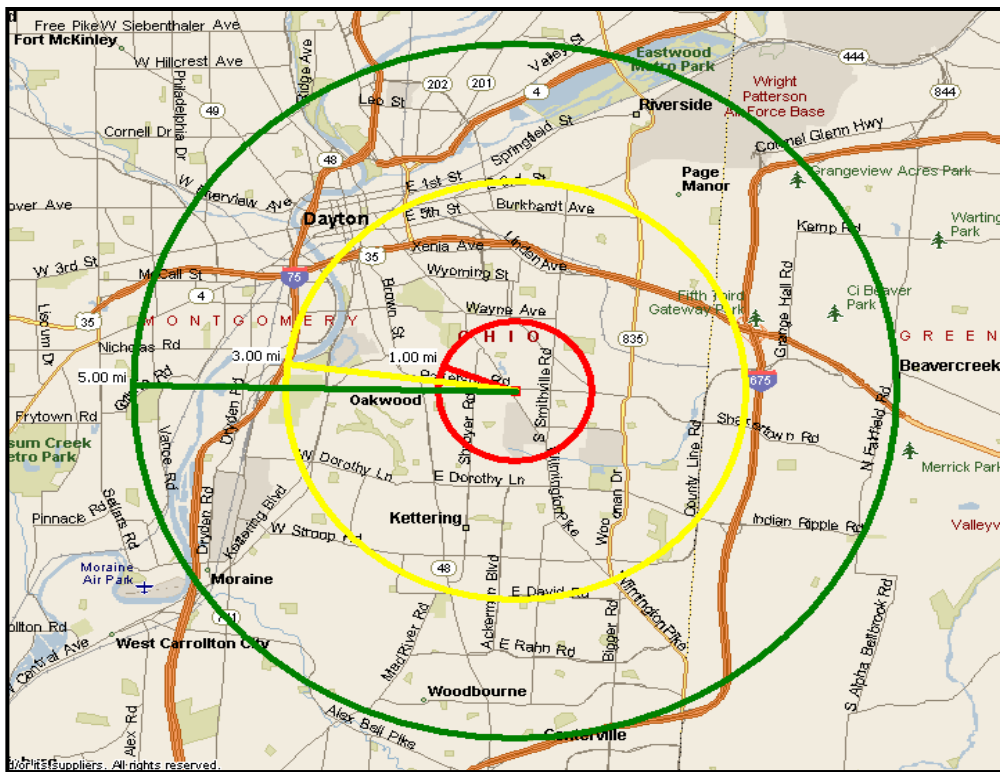




**Property Highlights:**

- .54 acres
- 501 sq.ft. building
- Zoned Business
- 176' frontage on Wilmington Pk.
- Great Signage
- 26,300 cars/day on Wilmington Pk.
- Across from Kettering Municipal Court





# Area Demographics

Income	1-mi.	3-mi.	5-mi.
2015 Household Income: Median	\$40,118	\$40,468	\$41,733
2015 Household Income: Average	\$58,840	\$56,525	\$59,346
2015 Per Capita Income	\$29,768	\$26,033	\$26,701
Population	1-mi.	3-mi.	5-mi.
2015 Male Population	8,096	54,461	103,189
2015 Female Population	8,676	56,572	107,396
% 2015 Male Population	48.27%	49.05%	49.00%
% 2015 Female Population	51.73%	50.95%	51.00%
Housing	1-mi.	3-mi.	5-mi.
2015 Housing Units	9,553	54,416	104,021
2015 Occupied Housing Units	9,005	50,648	94,881
2015 Owner Occupied Housing Units	4,932	32,035	58,022
2015 Renter Occupied Housing Units	4,073	18,613	36,859
2015 Vacant Housings Units	549	3,767	9,140
% 2015 Occupied Housing Units	94.26%	93.08%	91.21%
% 2015 Owner occupied housing units	54.77%	63.25%	61.15%
% 2015 Renter occupied housing units	45.23%	36.75%	38.85%
% 2000 Vacant housing units	5.75%	6.92%	8.79%

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