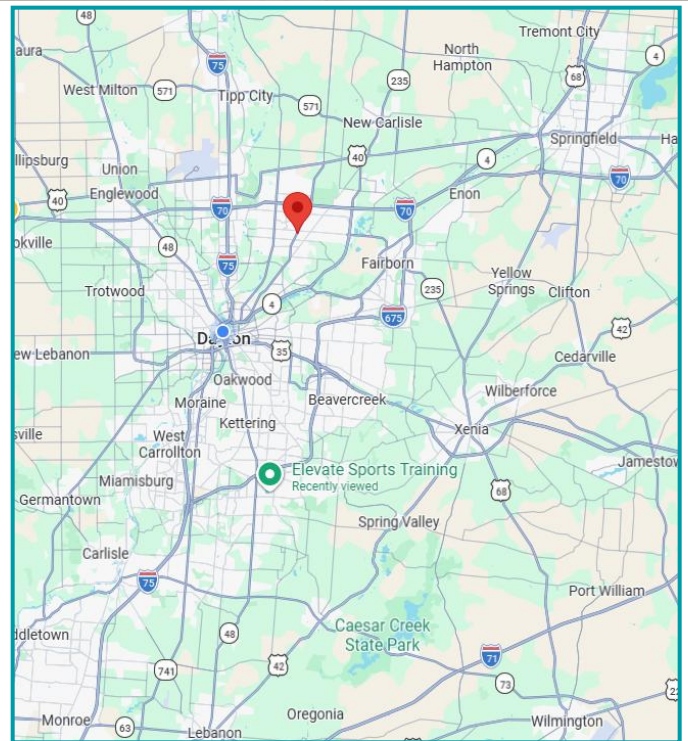




## PROPERTY HIGHLIGHTS

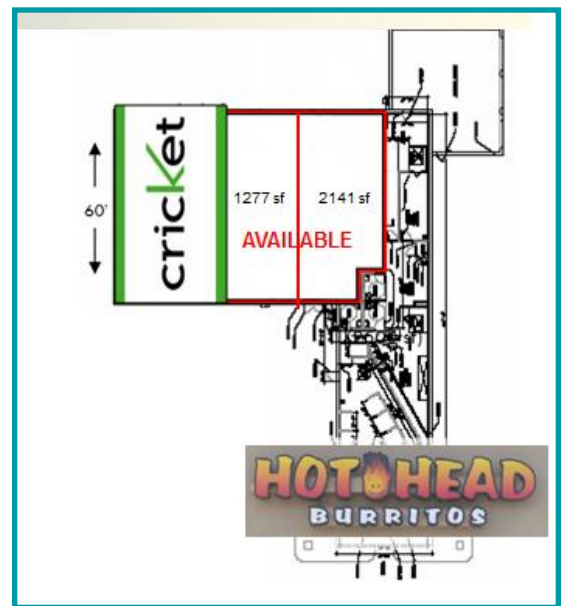
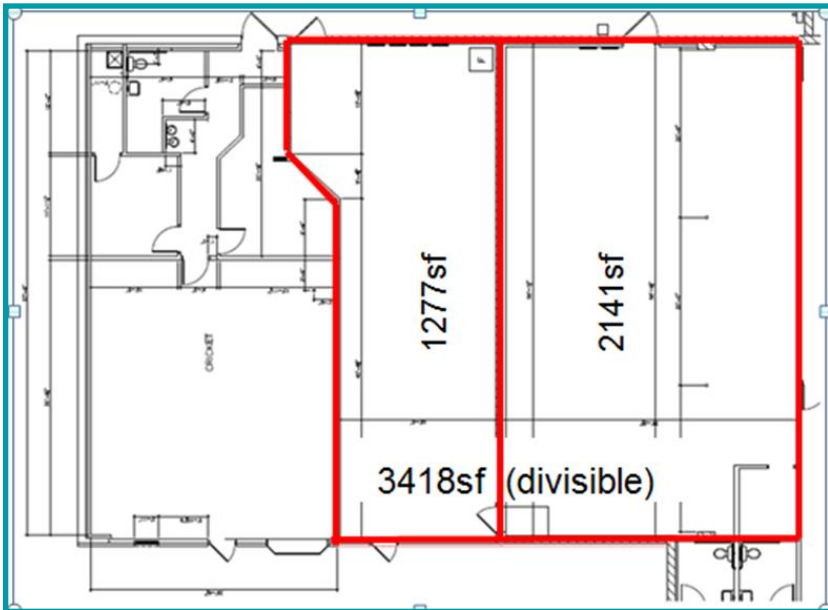
- 3,484 SF could be divisible to 1,277 and 2,141 sf
- Landlord to provide new storefront
- Located near the intersection of Brandt Pike (SR-201) and Chambersburg Road, a well-traveled area in Huber Heights
- Close to Good Samaritan Hospital outpatient facility
- 25,300 cars per day in front of site
- Great visibility and signage
- \$12.00 PSF + \$3.00 NNN – 5 + year lease required



### For More Information, Please Contact:

**Kelly Gray**  
Senior Vice President, CCIM  
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**TRADE AREA MAP / AERIAL MAP**



| DEMOGRAPHICS       | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------|-----------|-----------|-----------|
| Population         | 10,156    | 55,038    | 91,956    |
| Average HH Income  | \$105,765 | \$115,762 | \$102,987 |
| Daytime Population | 7,124     | 41,575    | 98,057    |