

3723 WILMINGTON PIKE  
KETTERING, OHIO 45429



## PROPERTY OVERVIEW

BUILDING SIZE:	1,989 SF
YEAR BUILT:	1983
LOT SIZE:	.295 Acres
ZONING:	Business
MARKET:	Kettering
COUNTY:	Montgomery
PARKING:	18 spaces

## PROPERTY HIGHLIGHTS

- Well-maintained, single-story brick building
- Great central location for office, just 3 miles from I-675
- High-visibility location on Wilmington Pike
- Pylon sign opportunity at street
- Efficient floor plan, with multiple egress points and restrooms, offers multiple options to divide space
- Plus, the ability to multi-tenant the building for income generating potential!



**PRESENTED BY:** **ASHLEY SCHNEIDER**  
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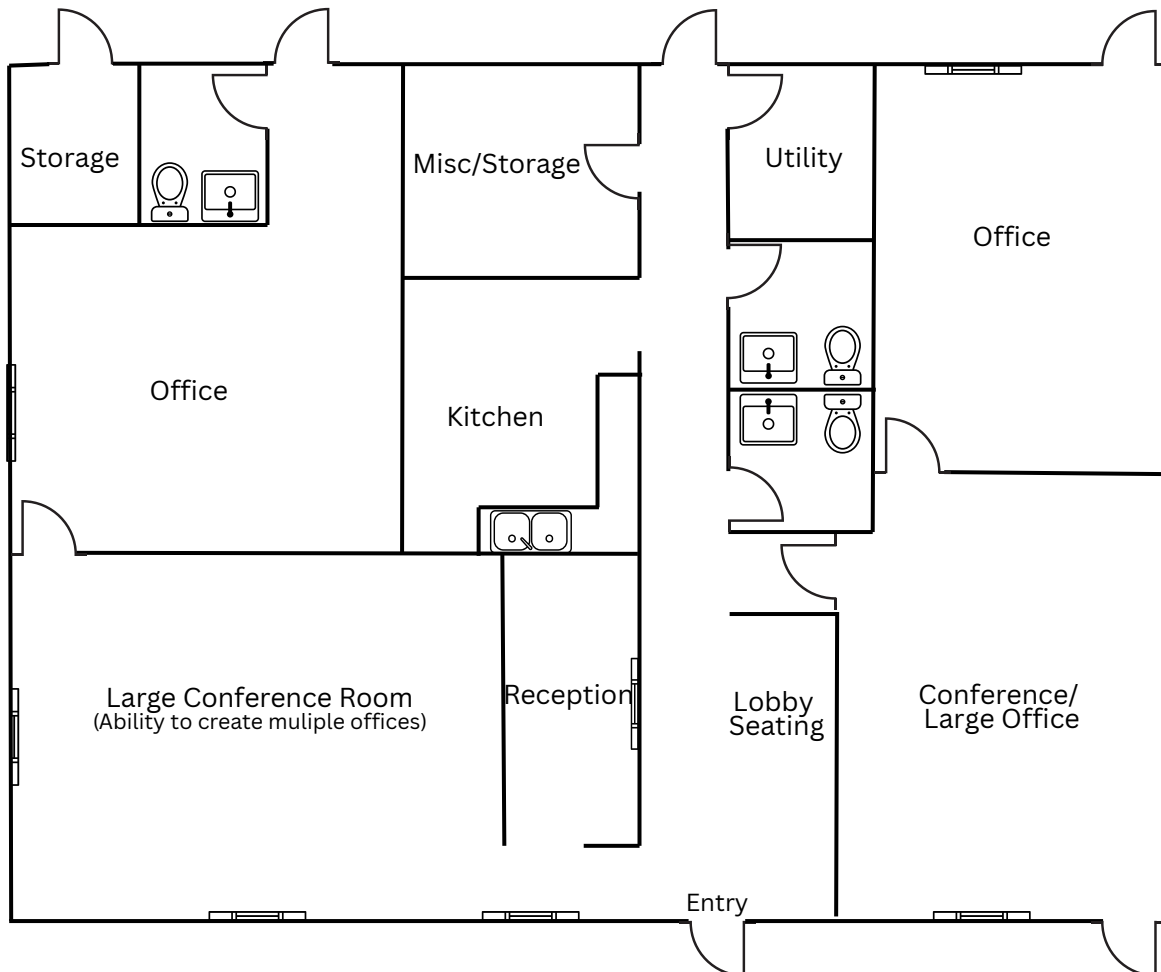
## IDEAL USES

- ✓ Office
- ✓ Medical

- ✓ Animal Care
- ✓ Pharmacy

- ✓ Retail
- ✓ Contractor's Shop

## FLOOR PLAN

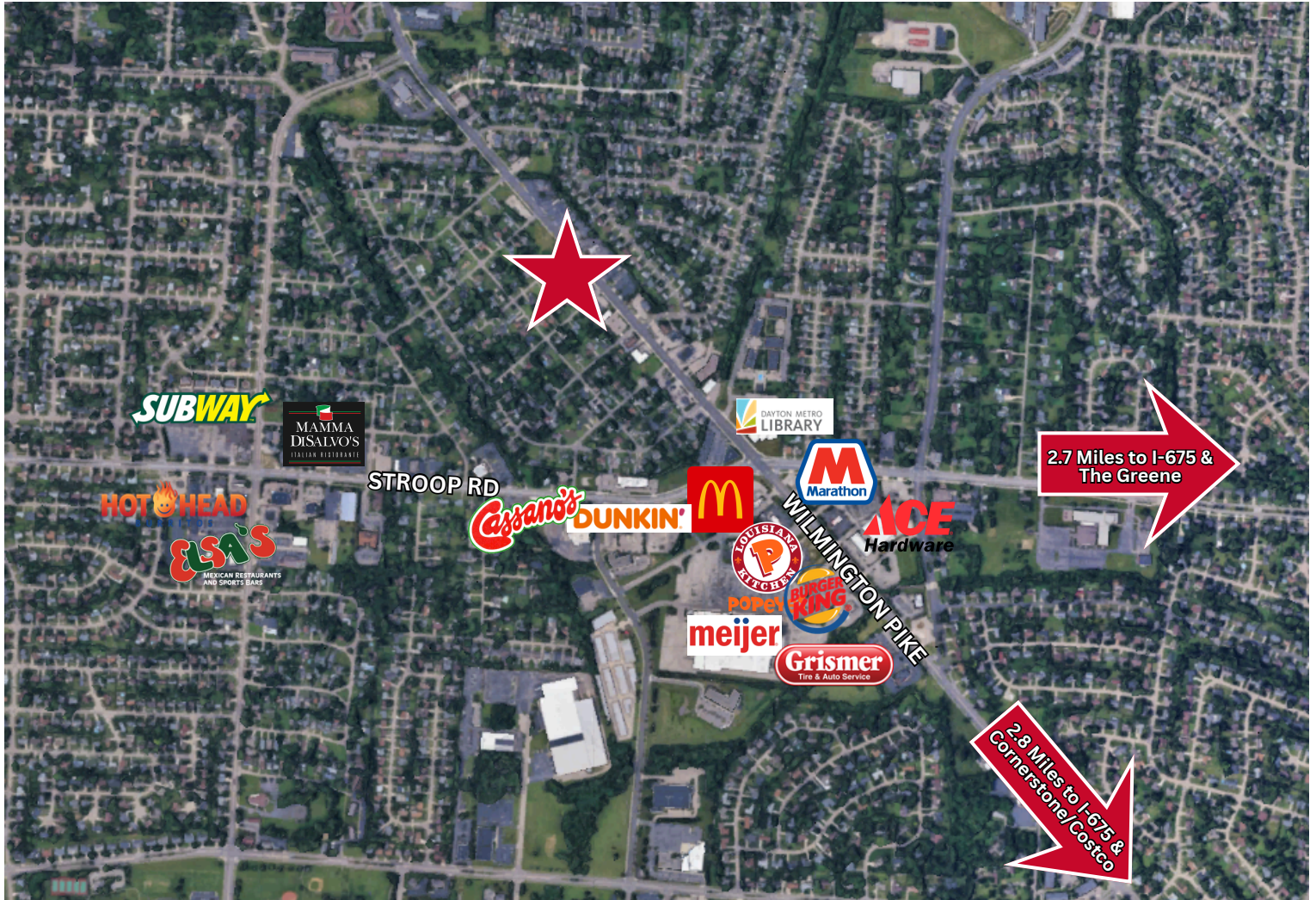


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