



PROPERTY HIGHLIGHTS

DEVELOPMENT OPPORTUNITY | 5.25 Acres For Sale

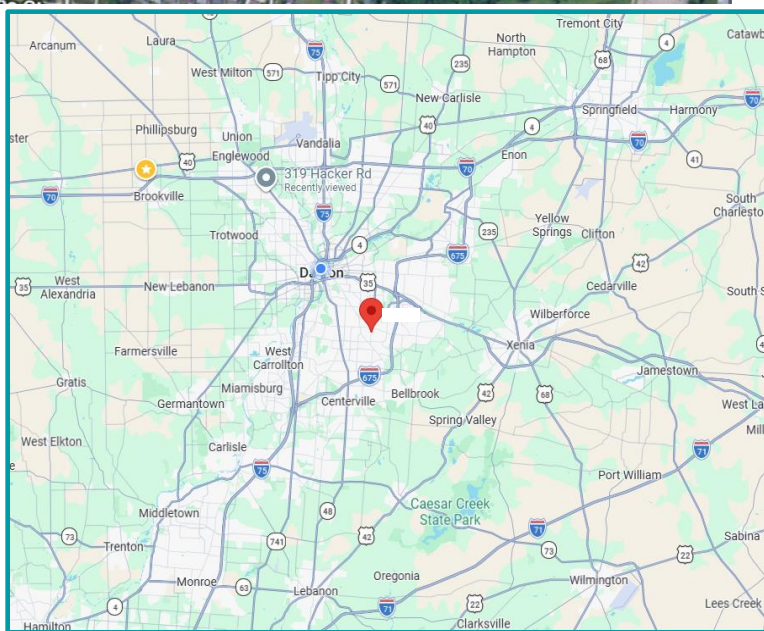
- Divisible to accommodate one or multiple development pads
- Strategically positioned along a residential feeder corridor capturing significant outbound commuter traffic
- Surrounded by dense, established residential neighborhoods and national quick-service restaurant users
- Excellent access to **Woodman Center Dr** with convenient connectivity to **Wilmington Pike, Dorothy Lane, and I-675**
- Zoned **Business Park**

Permitted Uses Include:

- Medical Office • Professional Office • Flex Industrial • Research & Development • Laboratory • Contractor Office • Warehouse & Distribution • Product Assembly • Showroom • Business Services • Educational/Training Uses • Indoor Recreation • Restaurant/Brewpub Uses

Prospective purchasers should independently verify all permitted uses, zoning, and development requirements with the City of Kettering.

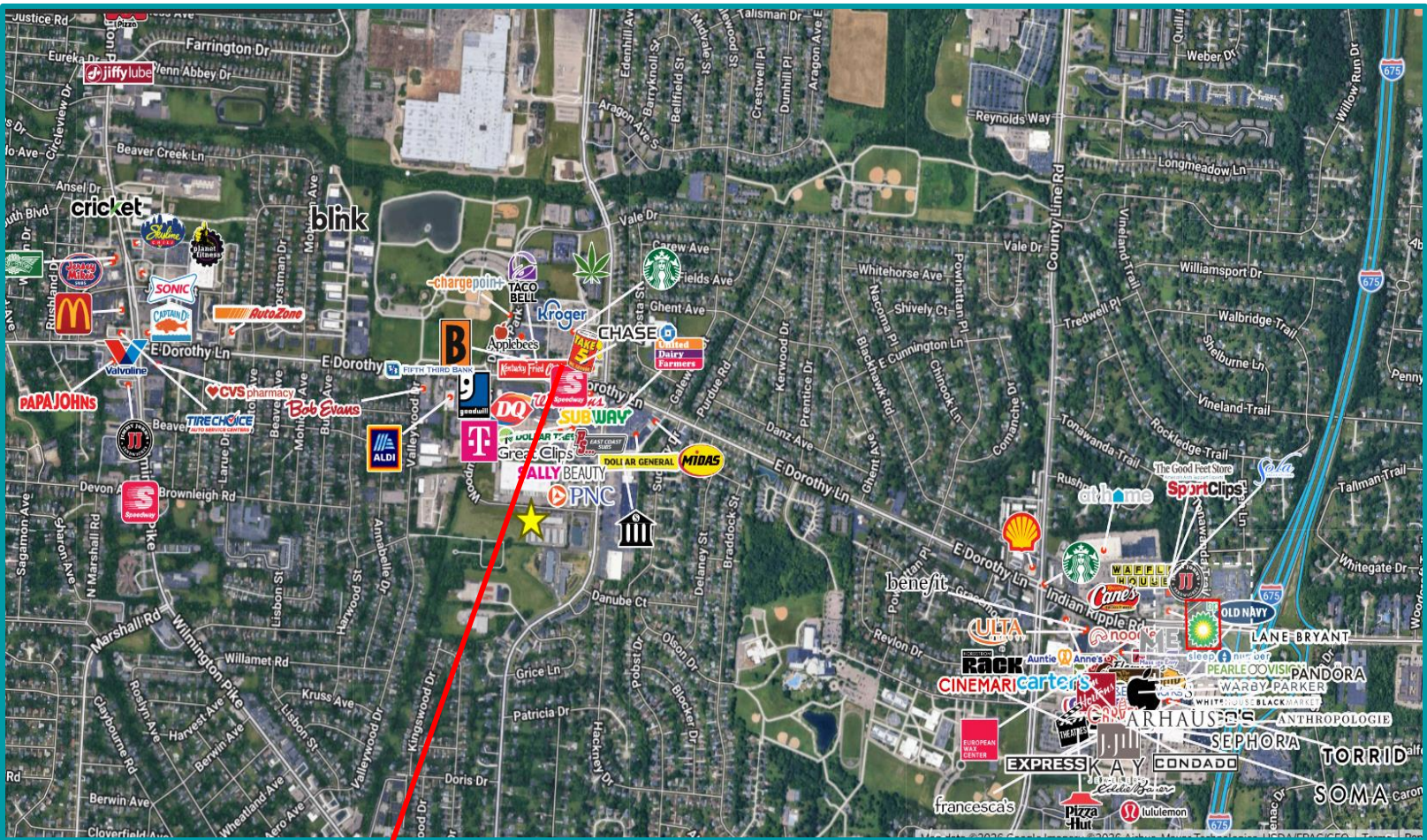
Offering Price: \$615,000



For More Information, Please Contact:

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Flexible Site Configuration
 Divisible commercial development land offering multiple site planning opportunities
PARID: N64 03405 0192



The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner

Location Advantages

- Centrally located in Kettering, the largest first-ring suburb in the Dayton metro, with convenient access to downtown Dayton, Wright-Patterson AFB, and the Greene Town Center.
- Positioned along Woodman Center Drive with strong connectivity to Dorothy Lane, Wilmington Pike, and I-675 (±1 mile), providing excellent visibility and commuter access.
- Located on a residential feeder corridor that captures outbound morning traffic before reaching major retail intersections.
- Near major employment drivers, including Kettering Health’s main campus, supporting consistent weekday morning and mid-day demand.
- Surrounded by dense, established residential neighborhoods that generate predictable, repeat traffic ideal for convenience-oriented uses.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	10,204	91,446	213,414
Average HH Income	\$75,150	\$80,445	\$81,774
Daytime Employee Population	5,106	38,757	101,359