

KETTERING TOWNE CENTER- BIG BOX RETAIL FOR LEASE!



2040 E Dorothy Ln.
Kettering, OH 45420

PROPERTY FEATURES:

- **31,000 SF +/- Available**
- **Former Elder Beerman's**
- **High Visibility Signage Opportunity**
- **45k+ VPD on Dorothy Ln. and Woodman Dr.**
- **Surrounded by National Brands**



- Commercial
- Investment
- Land

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Fact Sheet

| | |
|-------------------------|--|
| Address: | 2040 E Dorothy Ln. Kettering, OH 45420 |
| County: | Montgomery |
| City: | Kettering |
| Building Size: | 133,997 SF |
| Lot Size: | 18.266 |
| Year Built: | 1960 |
| Zoning: | B |
| Parking Spaces: | 1000+/- Shared Spaces |
| Space Available: | 31,000 SF |
| Rental Rate: | Negotiable |
| Space Use: | Retail |
| Lease Term: | Negotiable |

Property Description:

This ±31,000 SF former Elder Beerman space is positioned in a bustling shopping center with over 45,000 vehicles passing daily. Surrounded by a strong mix of national retailers and local businesses, the site offers excellent visibility, ample parking, and consistent foot traffic.

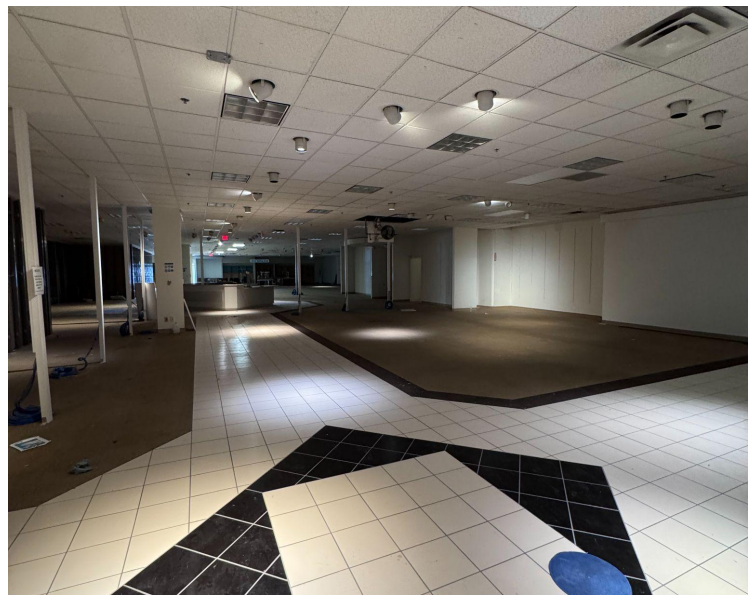
The space features a traditional big box layout, dressing rooms, and is thoughtfully divided into several large sections, offering flexibility for a variety of uses. Ideal for a furniture store, gym or fitness concept, or any large-format retailer.

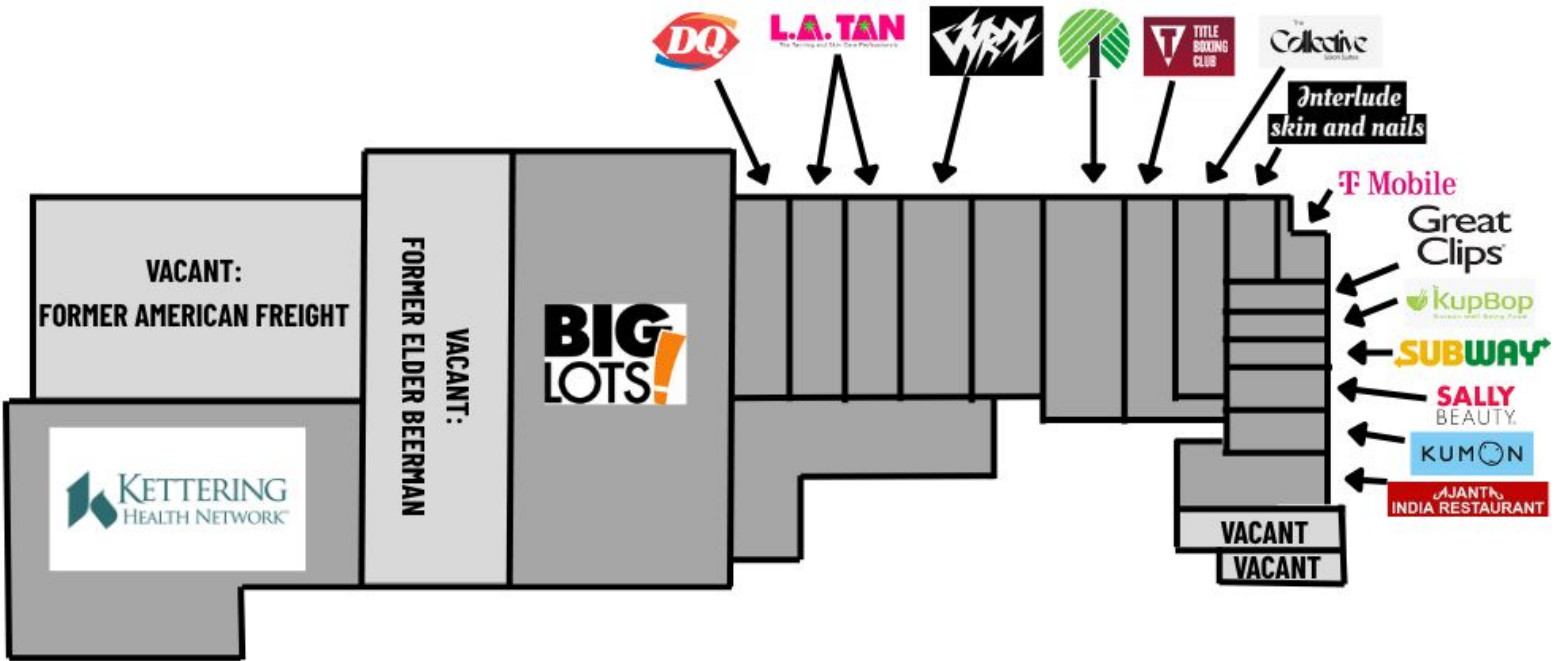
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