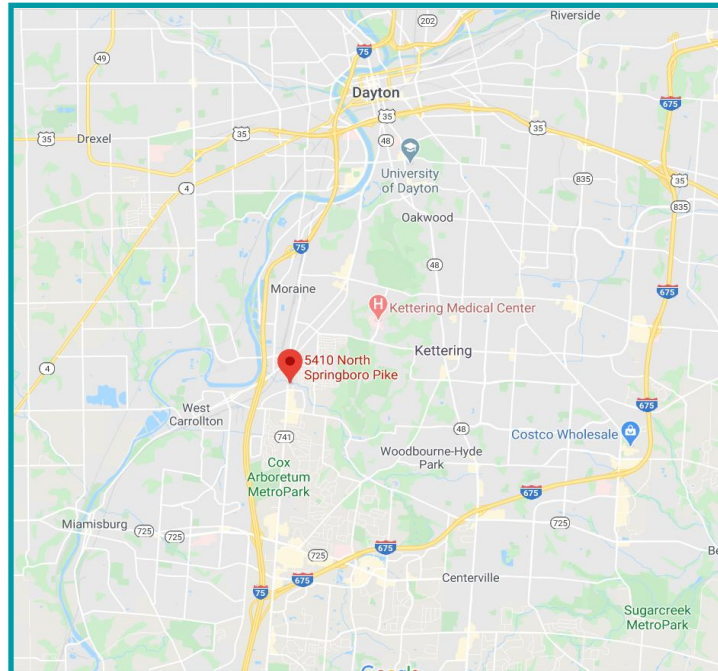




PROPERTY HIGHLIGHTS

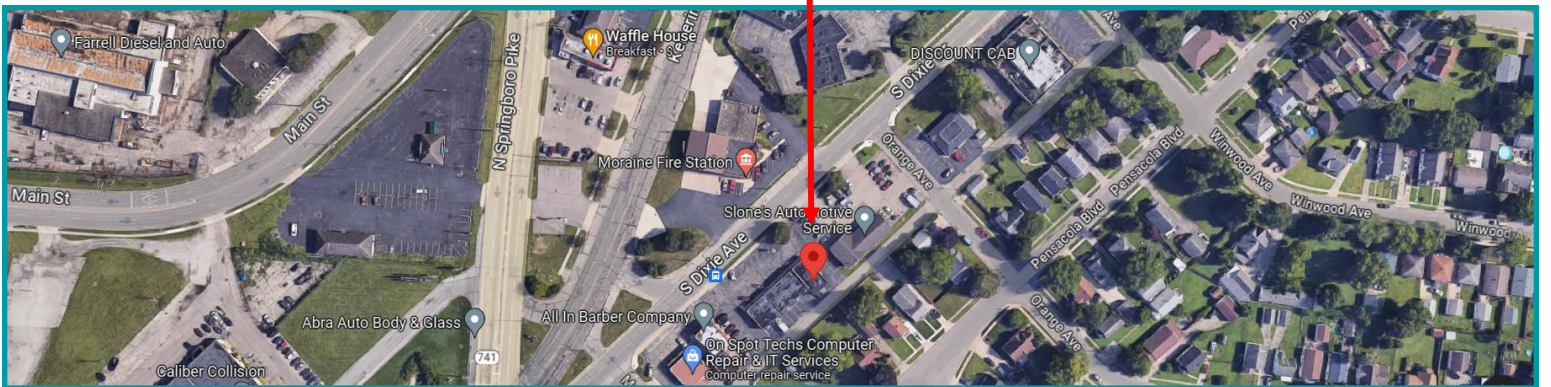
- **4498 SF Shopping Center**
- **Suite 4720 - 625 SF inline space available, Former Cozy Book Nook location**
- **Located close to the intersection of Springboro Pike (SR 741) and S Dixie Drive, a well-traveled area in Moraine**
- **22,200 cars per day at the intersection of 741 and 13,601 cars per day on South Dixie Drive**
- **Great visibility and Pylon Signage**
- **Suitable for retail/office**
- **\$875 per month rent. The Tenant put gas in their name. The Landlord covers the rest**

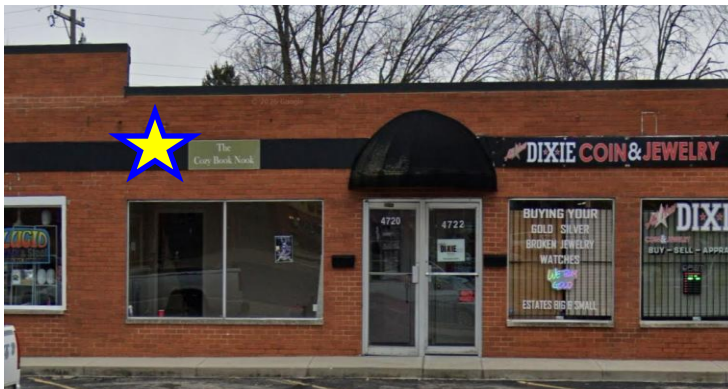


For More Information, Please Contact:

Tracey Herron
Sr. V.P. of Commercial Leasing & Sales
Mobile: 937.216.4636
therron@equity.net

TRADE AREA MAP / AERIAL MAP





DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,647	48,389	165,572
Average HH Income	\$74,280	\$115,661	\$105,427
Daytime Population	7,880	56,169	196,058