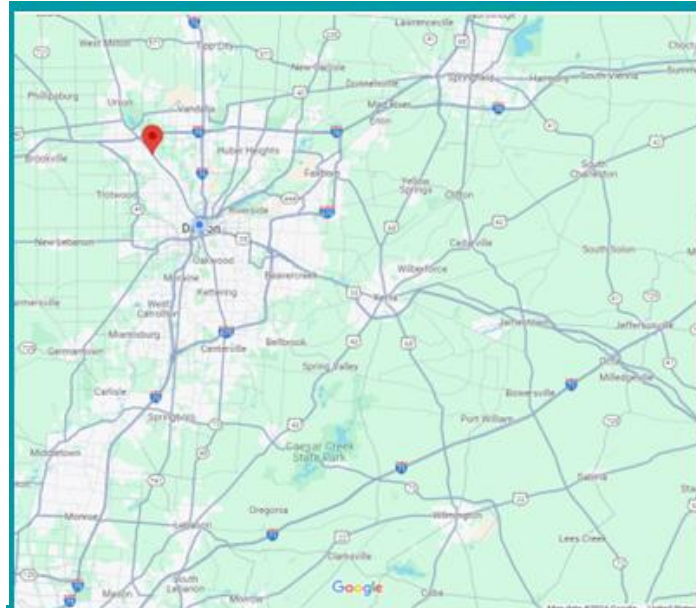




**PROPERTY HIGHLIGHTS:**

- 1.+/- acre Build-to-Suit Outlot Opportunity
- 20,000 SF Retail building anchored by Dollar General located in Clayton, North Dayton submarket
- Well-maintained center with a new parking lot and ample parking is available
- 1.5 miles to Interstate -70 Exit 29 Near the Dayton International Airport
- Traffic Count over 22,800 cars per day
- Existing utilities: curb, gas, water, sewer, cable
- Negotiable



**For More Information, Please Contact:**

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,375	42,883	112,142
Average HH Income	\$118,350	\$105,925	\$92,837
Daytime Employee Population	2,032	13,903	53,047