

FOR LEASE



1605 W Dorothy Lane, Kettering, OH 45439

- Join Subway, Wing Stop, 3T-Nails and Hot Head Burritos in out lot center.
- Shadow Anchor of Walmart Supercenter.
- +/- 1,500 SqFt retail unit.
- Located at a High Traffic Intersection.
- End Cap Unit.
- Excellent visibility & signage.
- High average household income of approx. \$84,000.



 [Click Here for Video](#)

REBECCA WITHROW, CCIM

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This information has either been given to us by the Owner of the Property or received through sources that we deem to be reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Local Amenities



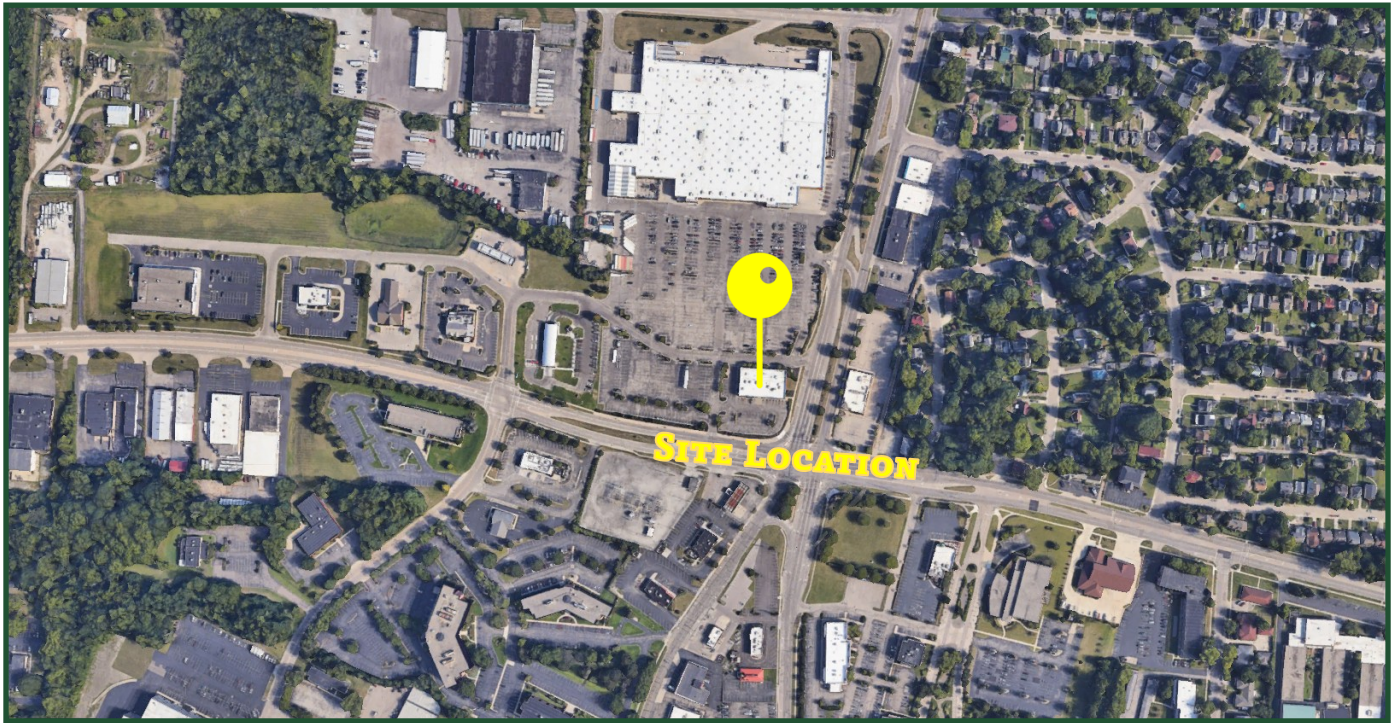
 = Subject Property

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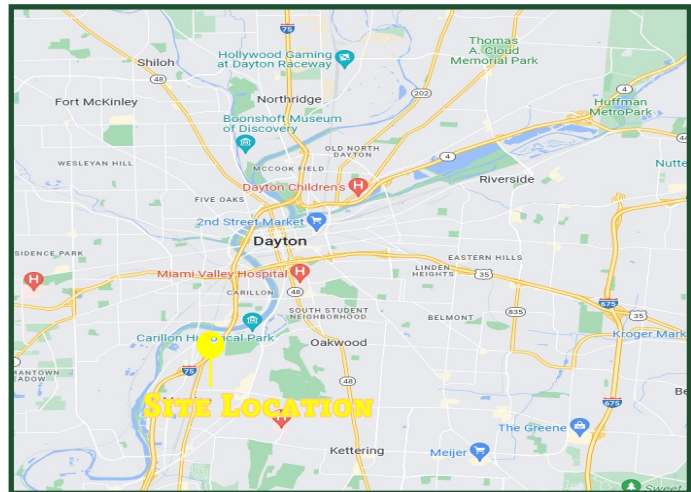
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TRAFFIC COUNT (2025)

Street	Avg Daily Volume
W DOROTHY LN- MIRIMAR ST	23,668
S DIXIE AVE-OAKLAND AVE N	18,208
W DOROTHY LN- GLENMORE AVE	18,980



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2024)		6,997	66,719	222,389
Households (2024)		3,094	27,214	98,346
Avg Household Income (2024)		\$96,406	\$106,699	\$81,809

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