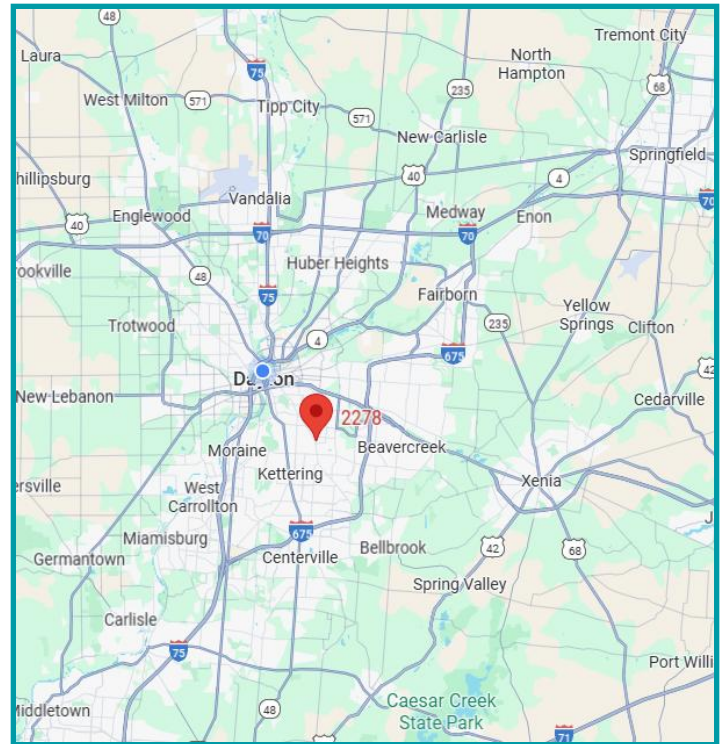


**Available**



## PROPERTY HIGHLIGHTS

- 21,370 sq.ft neighborhood shopping center
- 1,785 sq. ft. available
- Space is former Monkeys Smoke Shop easy plug and play or white box option; space can accommodate a variety of office/retail uses
- Excellent building signage
- Great tenant mix of national and regional tenants. Come join 24/7 Workout Anytime, Eat Rice, Subway, Creative Nails, Hot Head Burritos, Boost Mobile, and Coin Laundry
- Close proximity to numerous dining and shopping opportunities
- Proximity to Major Highways: Route 35 about 2 miles north with the nearest major expressway Interstate 675 about 6 miles
- For Lease - \$9.55 PSF + \$8.94 NNN



### For More Information, Please Contact:

**Kelly Gray | Senior Vice President**

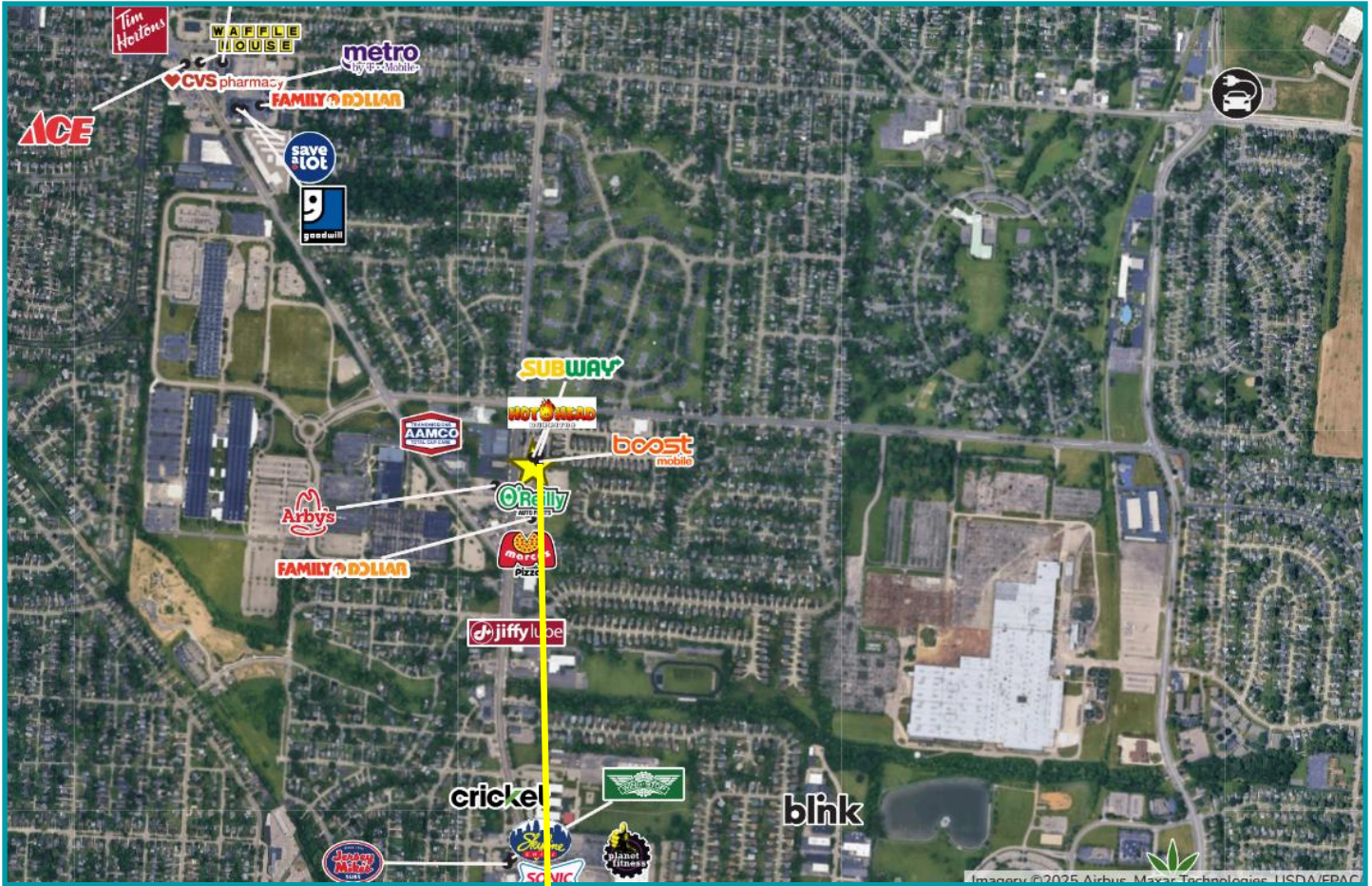
Mobile: 937.470.3002

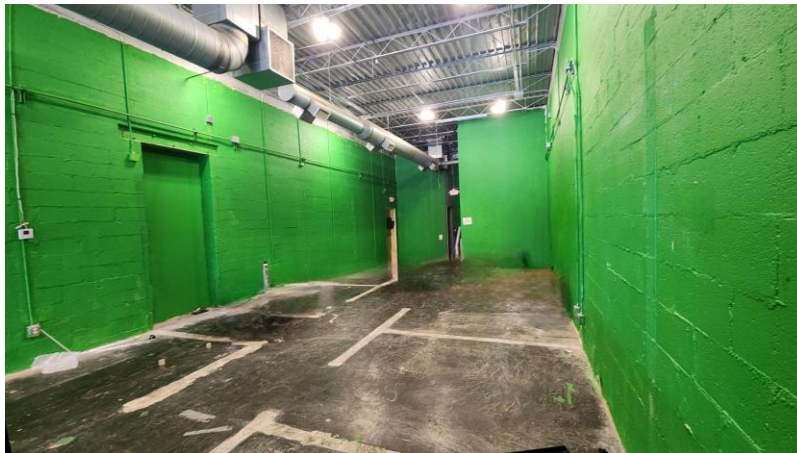
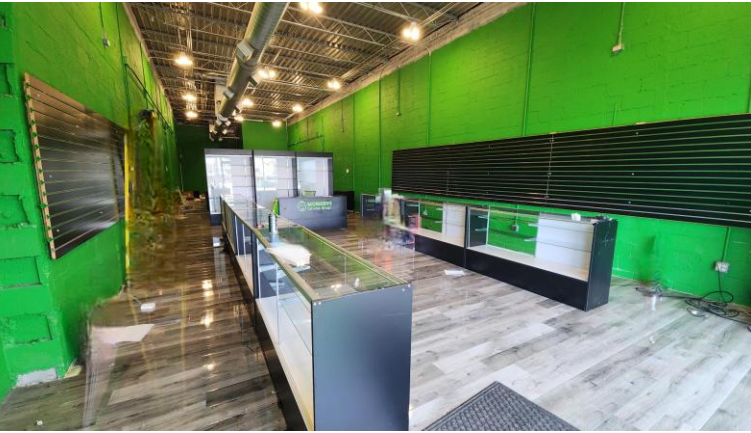
kgray@equity.net

**Tracey Herron | Sr. V.P. of Commercial Sales & Leasing**

Mobile: 937.216.4636

therron@equity.net





| DEMOGRAPHICS                | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------------------|----------|----------|----------|
| Population                  | 13,455   | 108,,561 | 211,639  |
| Average HH Income           | \$76,442 | \$89,280 | \$93,152 |
| Daytime Employee Population | 3,809    | 44,026   | 138,036  |