

FOR LEASE



\$39/SF MG


1661 W Dorothy Lane, Kettering, OH 45439

- Join Subway, T-Mobile, Hot Head Burritos, and GameStop in outlot center
- New Outlot Center on high traffic corner in front of Walmart Supercenter
- +/- 1,125 SqFt retail unit
- Former hair salon
- Excellent visibility & signage
- High average household income of approx. \$84,000

BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
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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.

Customer Full		Commercial-Retail		
		List Number: 223010186	Status: Active Listing Service: Original List Price: \$39	List Price: \$39 List Price Sqft: \$0.03 VT:
		Parcel #: N64 033060017	Previous Use: Retail	
		Use Code:	Tax District: N64	Zoning: Retail
		For Sale: No	For Lease: Yes	Exchange: No
		Occupancy Rate:	Mortgage Balance:	
Gross Income:		Assoc/Condo Fee:		
Total Op Expenses:		Addl Acc Cond: None Known		
NOI:				
Tax Abatement: No	Abatement End Date:	Tax Incentive:		
Taxes (Yrly):	Tax Year:	Possession: Immediately		
Assessment:				
General Information				
Address: 1661 W Dorothy Lane		Unit/Suite #:	Zip Code: 45439	
Between Street: S Dixie Drive & W Dorothy Lane		City: Kettering	Tax District: N64	
Complex:		County: Montgomery	Corp Limit: Kettering	
Dist To Interchange:		Mult Parcels/Sch Dis:	Township: None	
Building Information		Near Interchange:		
Total SqFt Available: 1,125	Minimum Sqft Avail: 1,125	Max Cont Sqft Avail: 1,125		
Bldg Sq Ft: 10,108	Acreage:	Lot Size:		
# Floors AboveGround: 1	# Units:	Parking Ratio/1000:		
# of Docks: 0	# Drive-In Doors: 0	Total Parking:		
Year Built: 2002	Year Remodeled:	Bay Size:		
Traffic CountPerDay:	Ceiling Height Ft:			
Suite Number	SqFt	Date Avail	Suite #	
1:			3:	
2:			4:	
Financials				
Lease Rate \$/Sq Ft: 39		Term Desired:		
Expenses Paid by L:		Will LL Remodel:		
T Reimburses L: Curr Yr Est \$/SF TRL: 0		Finish Allow/SQFT \$:		
T Contracts Directly:		Pass Exp Over BaseYr:		
Curr Yr Est \$/SF TRL: 0		Exp Stop \$:		
Curr Yr Est \$/SF LL:				
Features				
Heat Fuel:	Sewer:			
Heat Type:	Electric:			
Electric:	Misc Int & Ext Info:			
Services Available:				
Construction:				
Sprinkler:				
Mult Use:				
New Financing:	MLS Primary PhotoSrc: Realtor Provided			
Property Description				
-Join Subway, T-Mobile, Hot Head Burritos, and GameStop -New Outlot Center on high traffic corner in front of Walmart Supercenter +/- 1,125 SqFt retail unit - Former hair salon -Excellent visibility & signage -High average household income of approx. \$84,000 -Lease rate includes common area expenses -Tenant will pay for utilities and interior maintenance				
Sold Info				
Sold Date:	DOM: 7	SP:		
		Sold Non-MLS: No		
	SlrCns:	SlrAst:		
	Concession Comments:			
Sold Non-MLS: No				
April 18, 2023		Prepared by: Randy J Best		
Video and/or audio surveillance may be in use on this property. Information is deemed to be reliable, but is not guaranteed. © 2023 MLS and FBS . Prepared by Randy J Best on Tuesday, April 18, 2023 3:47 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.				

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Aerial



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Amenities

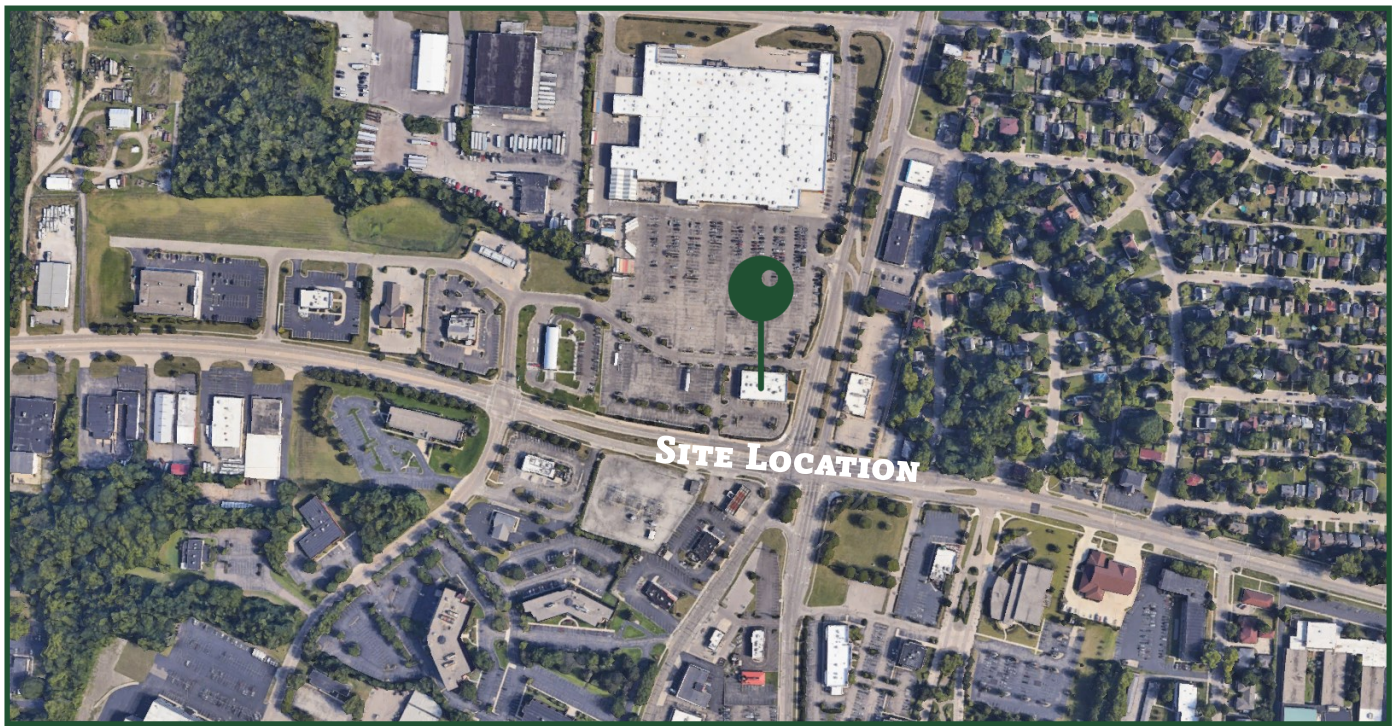


★ = Subject Property

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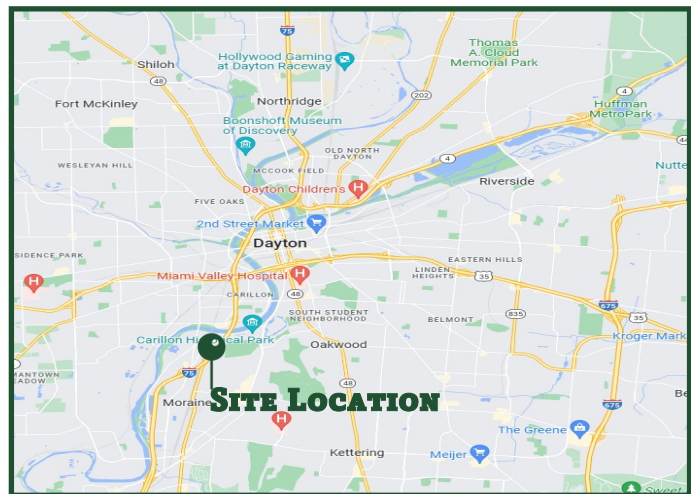


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TRAFFIC COUNT

Street	Avg Daily Volume
W DOROTHY LANE—S DIXIE AVE	18,634
S DIXIE AVE—OAKLAND AVE N	16,381
DOROTHY LANE— HILTON DR E	17,012



DEMOGRAPHICS

		WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
Population (2022)		4,964	67,334	208,283
Households (2022)		2,168	27,459	88,586
Avg Household Income (2022)		\$84,638	\$57,498	\$49,318

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