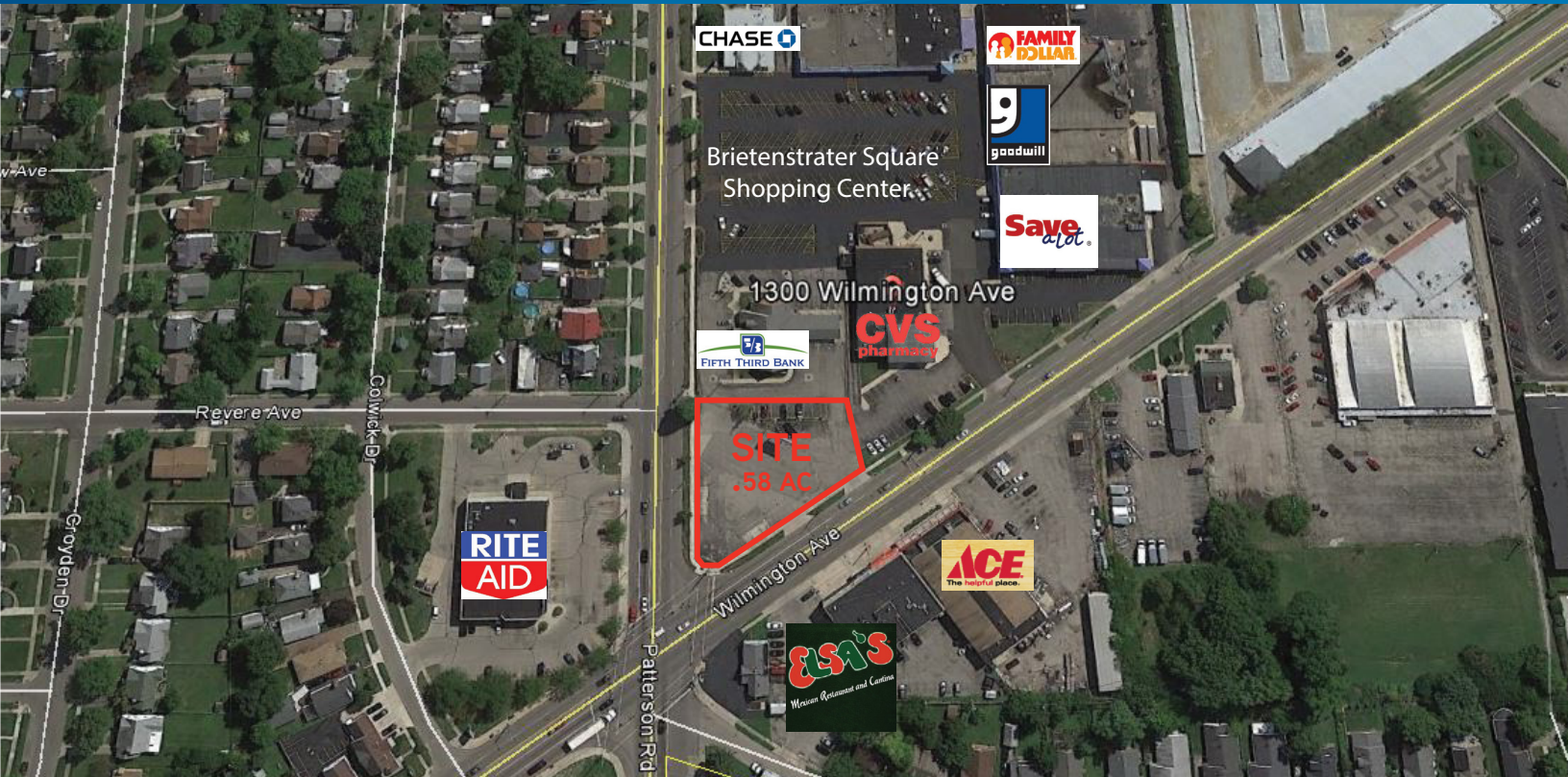


GROUND LEASE > RETAIL OUTPARCEL



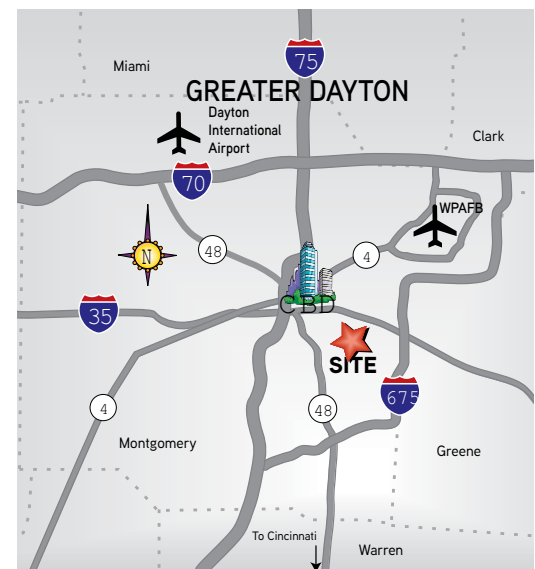
# 1300 Wilmington Avenue

DAYTON, OHIO 45420



## Property Highlights

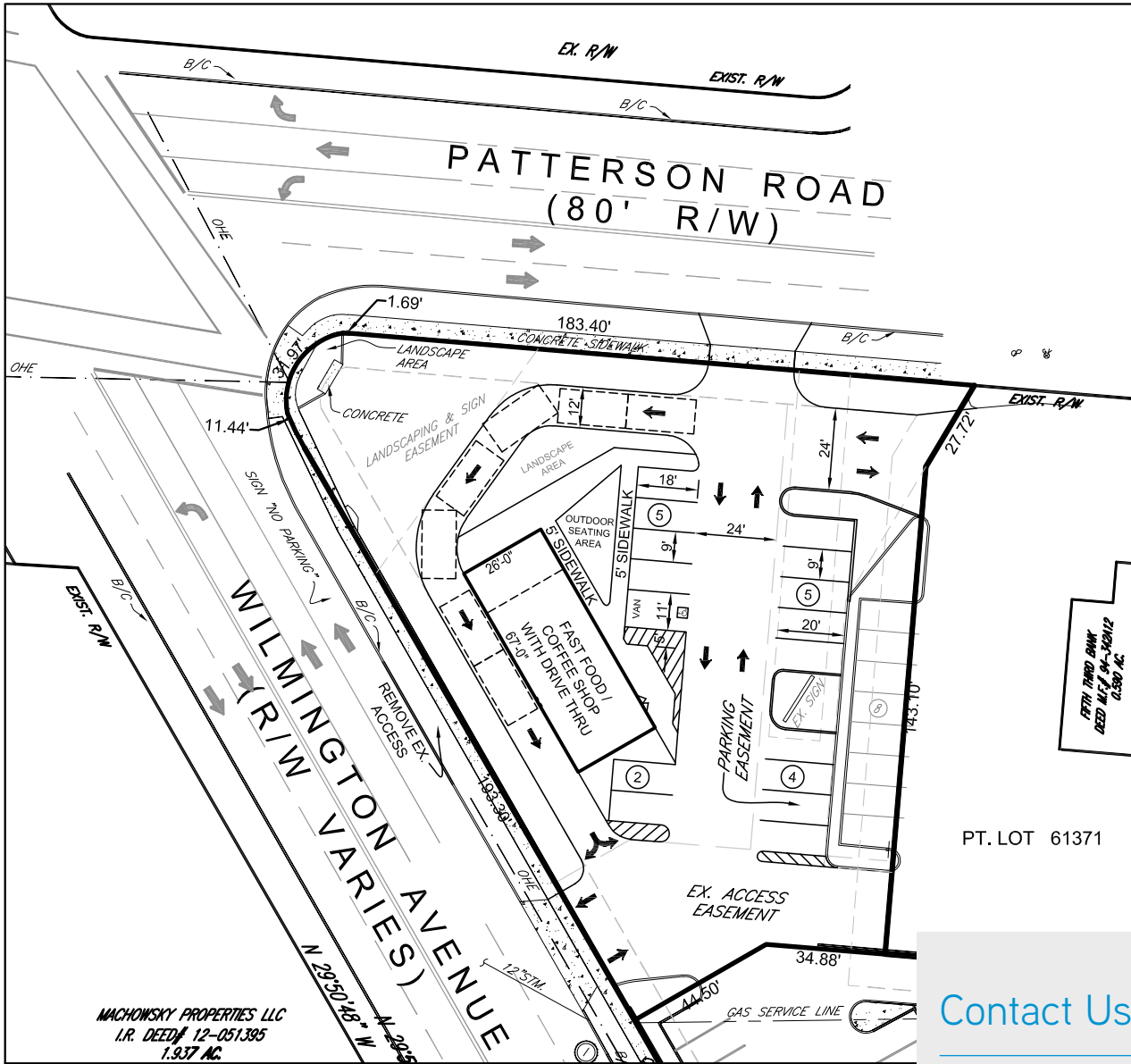
- > 0.58 AC offered on Absolute Triple Net Ground Lease
- > Highly visible retail outparcel for fast food restaurant with drive-thru or a multi-tenant retail building
- > Very busy corner location with over 28,400 vehicles on Wilmington Avenue and over 13,000 vehicles on Patterson Rd.
- > Over 112,800 people living within 3 miles earning average household incomes exceeding \$56,700/year
- > Daytime population of over 20,300 within 2 miles and 64,800 people within 3 miles
- > Hard corner on the "To Work" side of busy Wilmington Avenue



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PROPOSED LAYOUT OF RESTAURANT WITH DRIVE-THRU



PT. LOT 61371

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DEMOGRAPHICS > 2015

MILES	POPULATION	AVG. HOUSEHOLD INCOME
1	16,771	\$57,283
2	63,478	\$61,262
3	112,881	\$56,693

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