



WWW.GOODMANREALESTATE.COM
216.381.8200

WEST DOROTHY LANE ENDCAP SPACE

Kettering, Ohio



HIGHLIGHTS

- **AVAILABLE:** 1,500± SF endcap
- Join Subway, Wingstop, and Hot Head Burritos
- Shadow-anchored by Walmart; other nearby tenants include Dollar General, LongHorn Steakhouse, Chipotle, McDonald's, Arby's, Taco Bell, and more
- Serves the Kettering, Moraine, and South Dayton trade areas
- Prime corner location with excellent visibility at a high-traffic, signalized intersection
- One mile from one of the world's largest automotive glass manufacturing facilities, Fuyao Glass America (~3,000 employees); less than two miles from Kettering Health Main Campus (~500 beds; ~4,000 employees); three miles from Downtown Dayton

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2031 Projection	64,852	204,192	350,445
2026 Estimate	66,622	208,088	354,082
INCOME	3 MILE	5 MILE	7 MILE
2026 Average	\$105,763	\$88,718	\$89,436
2026 Median	\$70,594	\$64,134	\$66,427
DAYTIME POPULATION	3 MILE	5 MILE	7 MILE
2025 Employees	48,212	109,495	171,199

LEASING INFORMATION

www.goodmanrealestate.com
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CLEVELAND

THE OFFICES OF LEGACY VILLAGE
25333 CEDAR ROAD, SUITE 305
CLEVELAND, OH 44124

COLUMBUS

100 W OLD WILSON BRIDGE ROAD,
SUITE 207
COLUMBUS, OH 43085

JOE BELINSKE

Sales Associate, Columbus Office
joe@goodmanrealestate.com



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joe@goodmanrealestate.com

Kettering, Ohio



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KEY

 AVAILABLE

 LEASED

 NEG LEASE

 OWNED BY OTHERS

UNIT	TENANT	SIZE (SQ. FT.)
1	Subway	1,800
2	Leased	1,125
3	3T-Nails	2,000
4	Wingstop	2,075
5	Hot Head Burritos	1,500
6	Available	1,500

