



**FOR LEASE**

**4497 Indian Ripple Road  
Dayton, OH 45440**

For More Information

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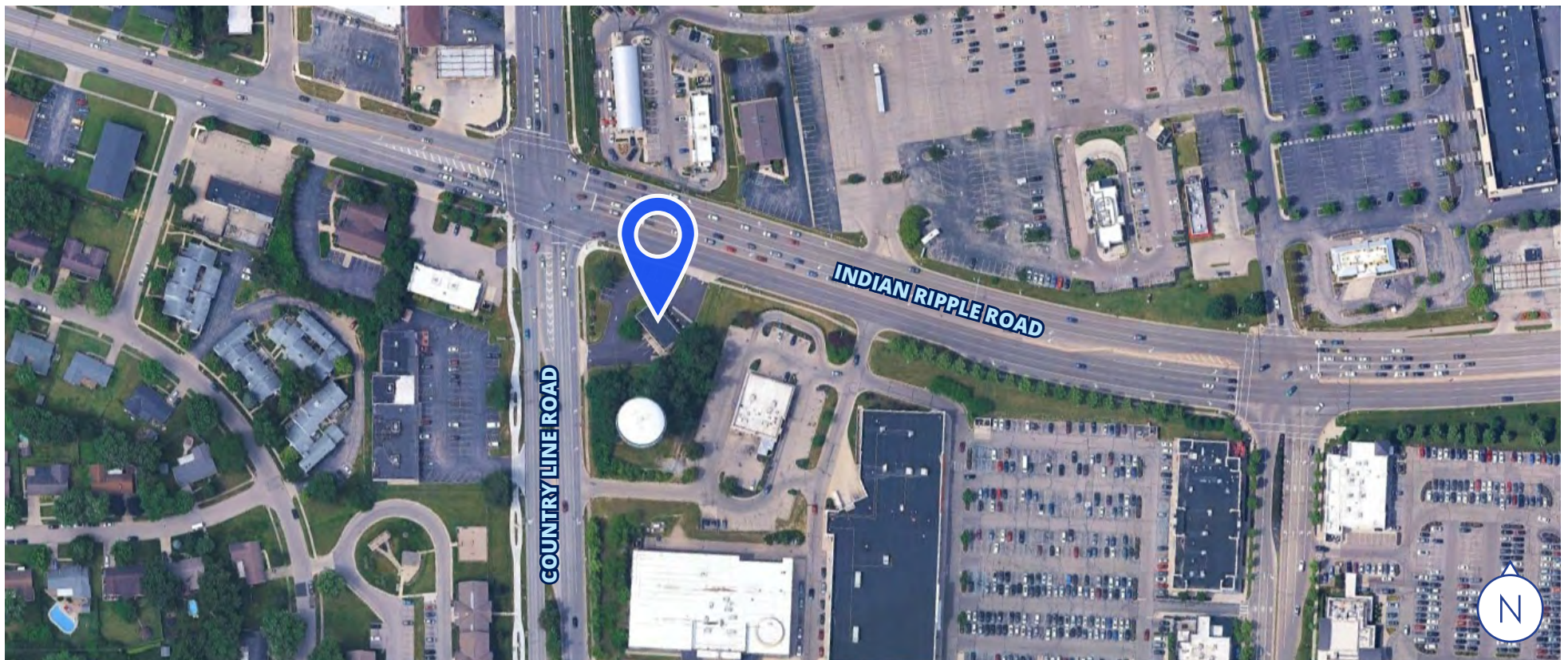
**2,305 SF Available**

# Property Details

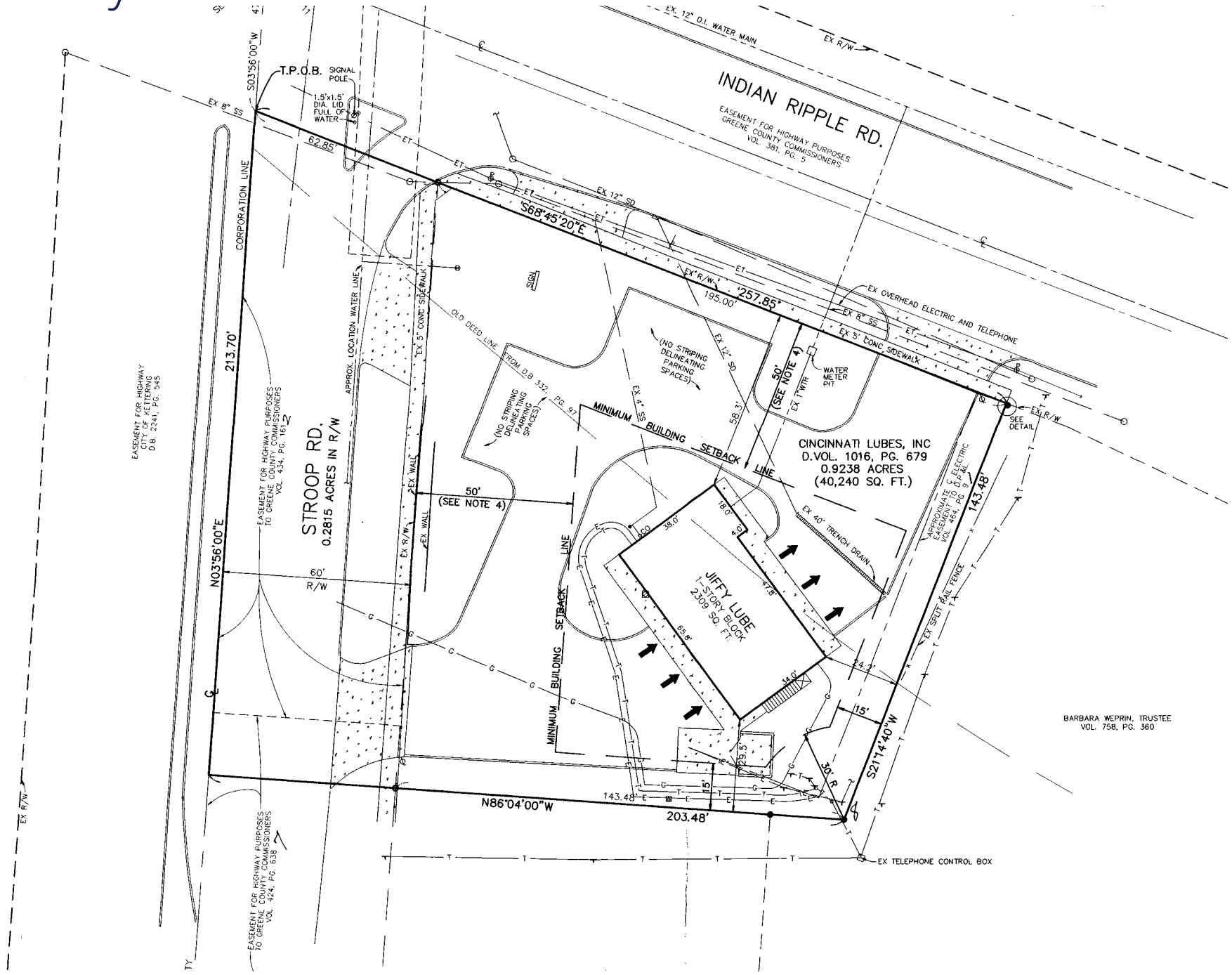
- Well positioned real estate located on the hard corner of a major intersection
- Excellent visibility with strong overhead and monument signage opportunities
- Adjacent to “The Greene” which is Dayton’s premier Lifestyle Center
- Convenient access to I-675

# Demographics

	1 Miles	3 Miles	5 Miles
 <b>Population</b>	9,663	68,774	194,555
 <b>Households</b>	4,382	30,490	82,130
 <b>Avg. Household Income</b>	\$94,883	\$102,430	\$110,094



# Survey



EASEMENT FOR HIGHWAY  
CITY OF KETTERING  
D.B. 2241, PG. 598

EASEMENT FOR HIGHWAY PURPOSES  
TO GREENE COUNTY COMMISSIONERS  
VOL. 434, PG. 10-12

**STROOP RD.**  
0.2815 ACRES IN R/W

**CINCINNATI LUBES, INC**  
D.VOL. 1016, PG. 679  
0.9238 ACRES  
(40,240 SQ. FT.)

**JIFFY LUBE**  
1-STORY BLOCK  
2,209 SQ. FT.

BARBARA WEPRIN, TRUSTEE  
VOL. 758, PG. 360

# Drone Photos





at home  
The Home Décor Superstore



INDIAN RIPPLE ROAD

**THE GREENE**



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