



PAUL HOWE
REALTY, INC.



FOR SALE OR LEASE

www.PaulHoweRealty.com

Triangle Center, Wilmington Pike, Kettering, OH 45440



Triangle Center, Wilmington Pk.

- 1,462 SF AVAILABLE
- EXCELLENT VISIBILITY and accessibility
- HIGH TRAFFIC VOLUME, over 31,000 cars per day
- STRONG KETTERING retail trade location
- GREAT TENANT MIX which includes: Supercuts, Jackson Hewitt, Steak Tyme Subs, Check Smart, Orient Spa, NexGen Vapors and Designer Nails
- DENSELY POPULATED AREA WITH NEARLY 90,000 PEOPLE WITHIN 3 MILES

| DEMOGRAPHICS | 1 mile | 3 mile | 5 mile |
|--------------|----------|----------|----------|
| POPULATION | 10,825 | 81,164 | 192,209 |
| HH INCOME | \$56,260 | \$65,816 | \$68,118 |

The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.

Contact Paul Howe for more information.

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Paul Howe Realty, Inc. | Paul Howe - Broker | 327 Skyland Drive | Bellbrook, OH 45305
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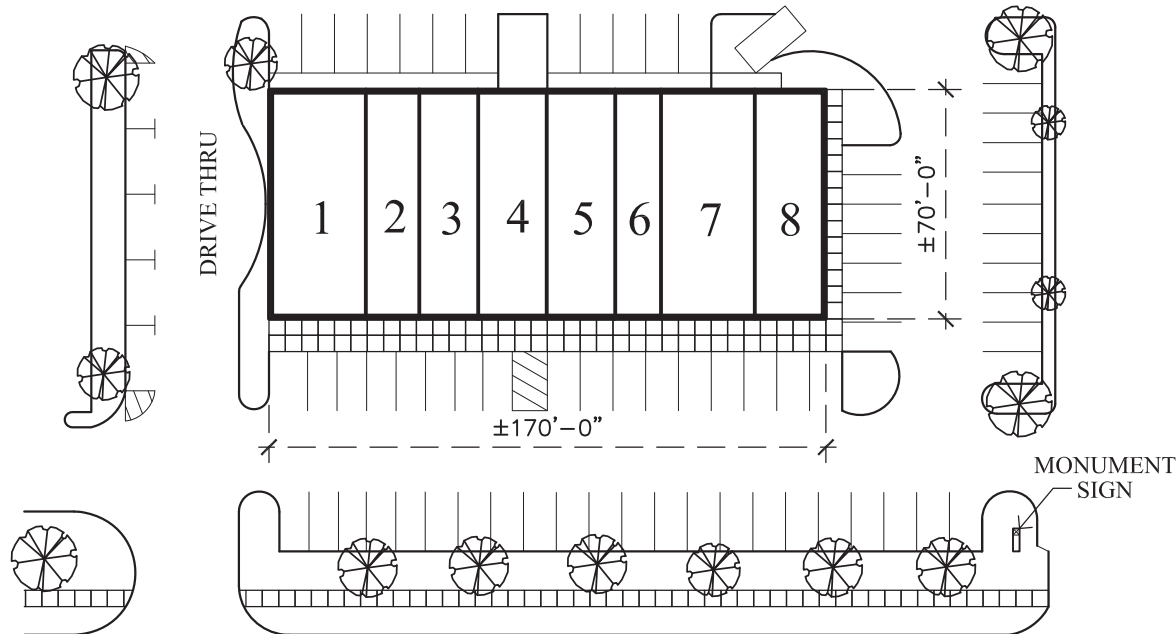
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WILMINGTON PIKE

| TRIANGLE CENTER | | PAUL HOWE REALTY, INC. |
|-----------------|----------------------------|------------------------|
| SPACE | TENANT | SIZE |
| 1 | STEAK THYME SUBS | 2073 SF |
| 2 | DESIGNER NAILS | 1141 SF |
| 3 | SUPER CUTS | 1260 SF |
| 4 | NEXGEN VAPORS | 1462 SF |
| 5 | AVAILABLE | 1462 SF |
| 6 | ORIENT SPA | 1000 SF |
| 7 | CHECK\$MART | 2000 SF |
| 8 | JACKSON HEWITT TAX SERVICE | 1500 SF |

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