



# FOR SALE OR LEASE

www.PaulHoweRealty.com

7508-7534 Brandt Pike: Huber Heights, Ohio 45424



## 7508-7534 Brandt Pike

- 7,050 SF AVAILABLE for potential redevelopment or possible reuse of existing structure.
- +/- 1.2 ACRES on hard corner at signalized intersection, just 1/2 mile south of the I-70
- EXCELLENT VISIBILITY and full movement access on Brandt Pike
- CLOSE PROXIMITY to Wal-Mart Supercenter
- HIGH TRAFFIC VOLUME with over 21,000 cars per day
- STRONG DEMOGRAPHICS and population base

DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	6,876	41,546	70,983
HH INCOME	\$59,039	\$61,973	\$59,894

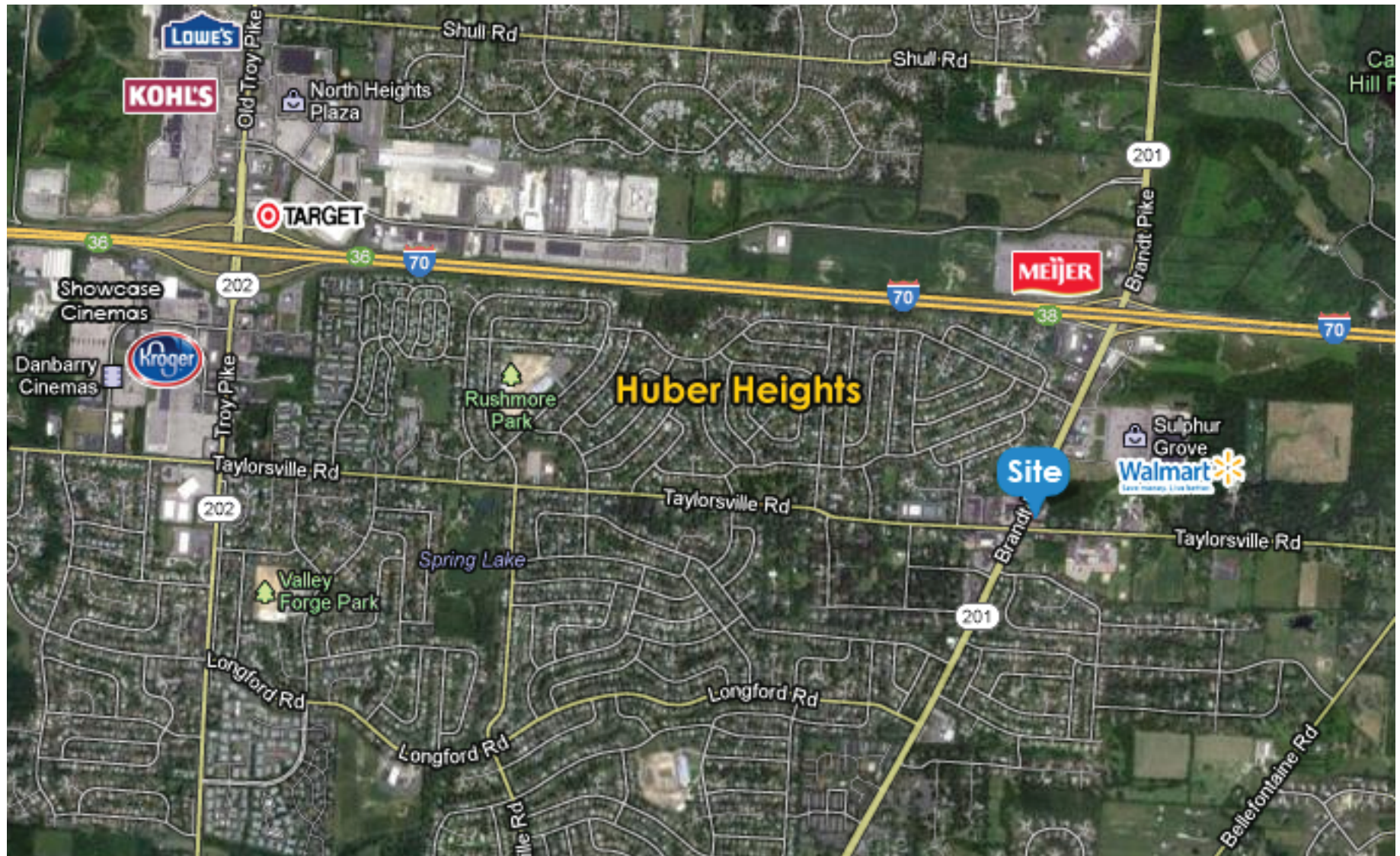
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Contact Paul Howe for more information.

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