



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

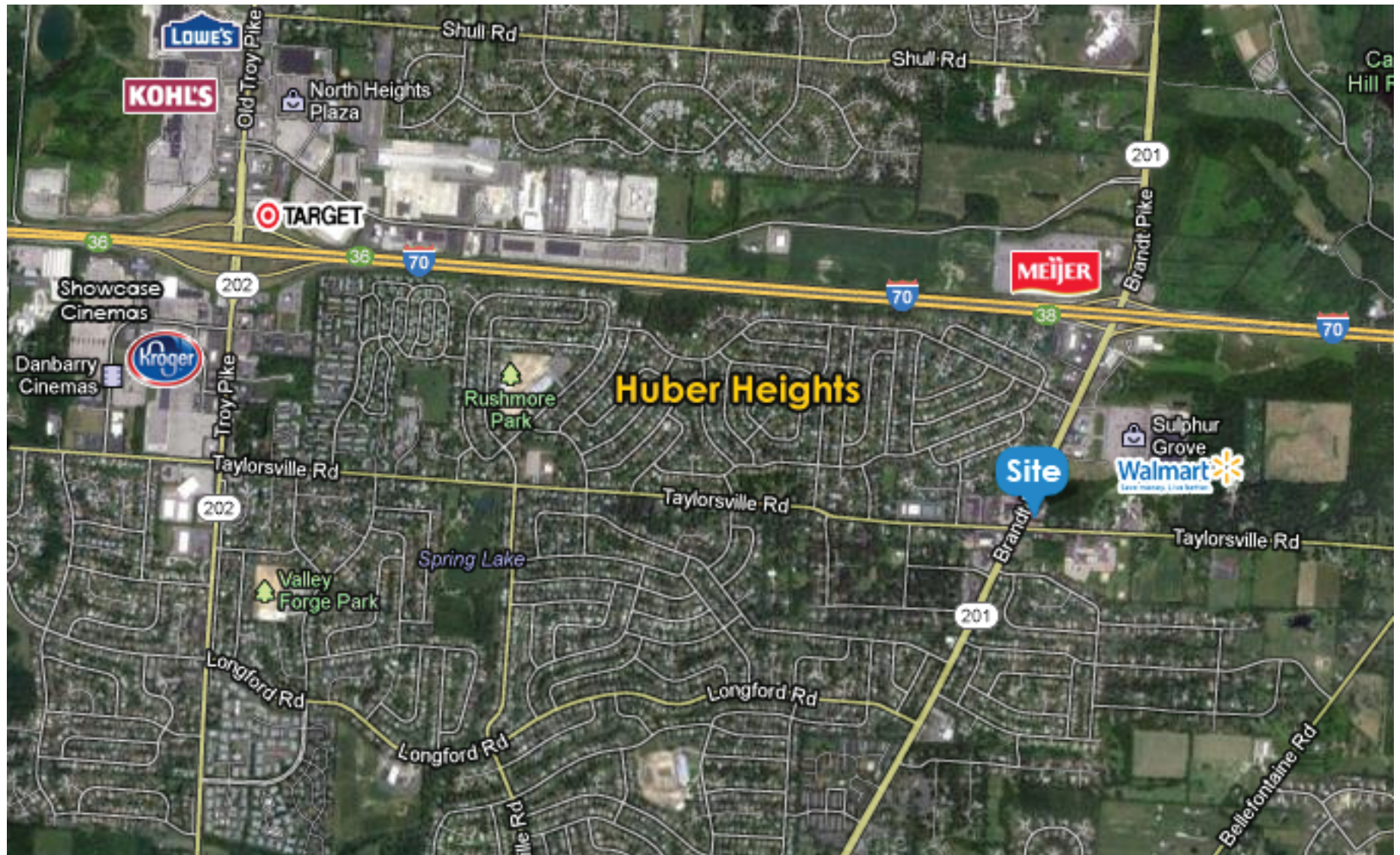
The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.

Contact Paul Howe for more information.

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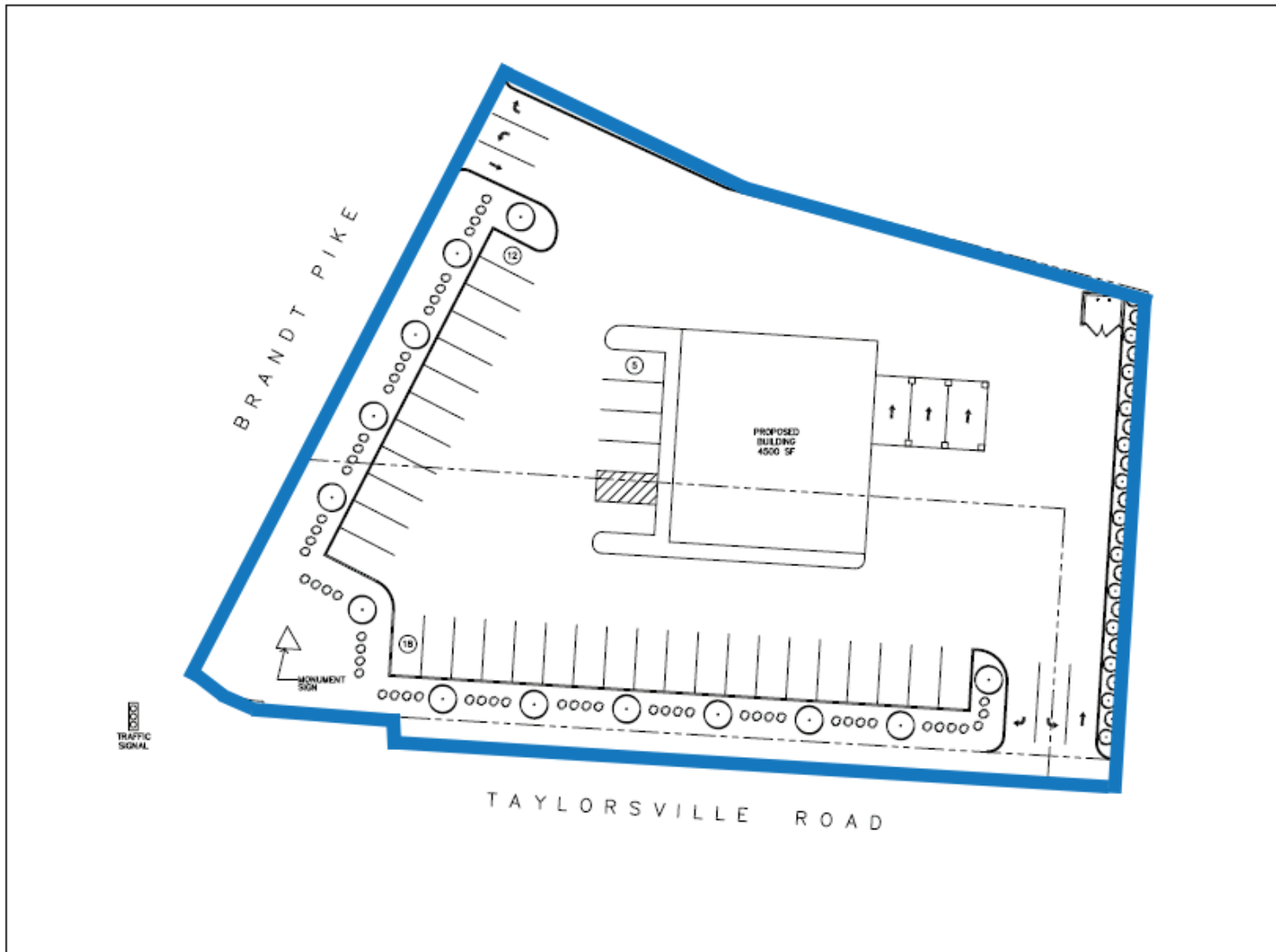
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**** WARNING ****
 NO SUBCONTRACTOR SHOULD BE PROVIDED WITH A PARTIAL SET OF PLANS FOR EITHER BIDDING OR CONSTRUCTION PURPOSES WITHOUT FIRST TAKING AMBLE TIME TO REVIEW A COMPLETE SET IN ORDER TO DETERMINE FOR THEMSELVES THE INFORMATION AND DOCUMENTATION THEY WISH TO HAVE COPIED. THERE ARE MANY CROSS REFERENCES IN A SET OF CONSTRUCTION DOCUMENTS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR FORMAL CLARIFICATION. SUBCONTRACTORS ARE RESPONSIBLE FOR BIDDING AND CONSTRUCTION IN ACCORDANCE WITH THE COMPLETE CONSTRUCTION DOCUMENTS, NOT SPECIFIC SHEETS. ONLY HAVING A PARTIAL SET OF DRAWINGS SHALL NOT BE ACCEPTED AS AN EXCUSE FOR DELAYS OR INCOMPLETE WORK.

PROJECT NAME
 SITE DEVELOPMENT
 7534 BRANDT PIKE

SHEET TITLE:
 PROPOSED
 SITE PLAN
 (BANK)

PROJ. NO. 08054	SHEET NO.
DATE 12/4/08	DRAWING NO.
SCALE 1"=30'-0"	PD1.1

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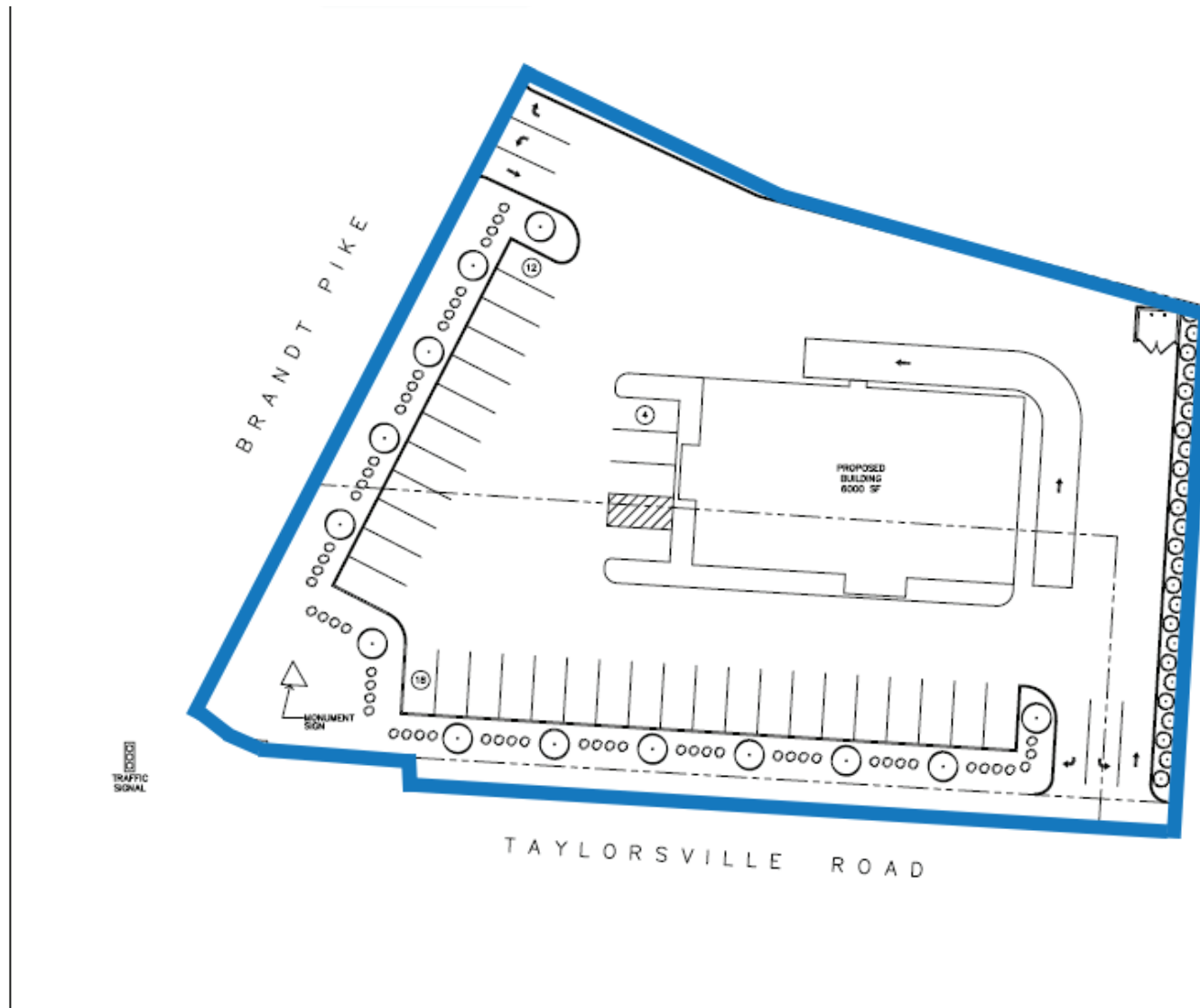
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PROJECT NAME
**SITE DEVELOPMENT
 7534 BRANDT PIKE**

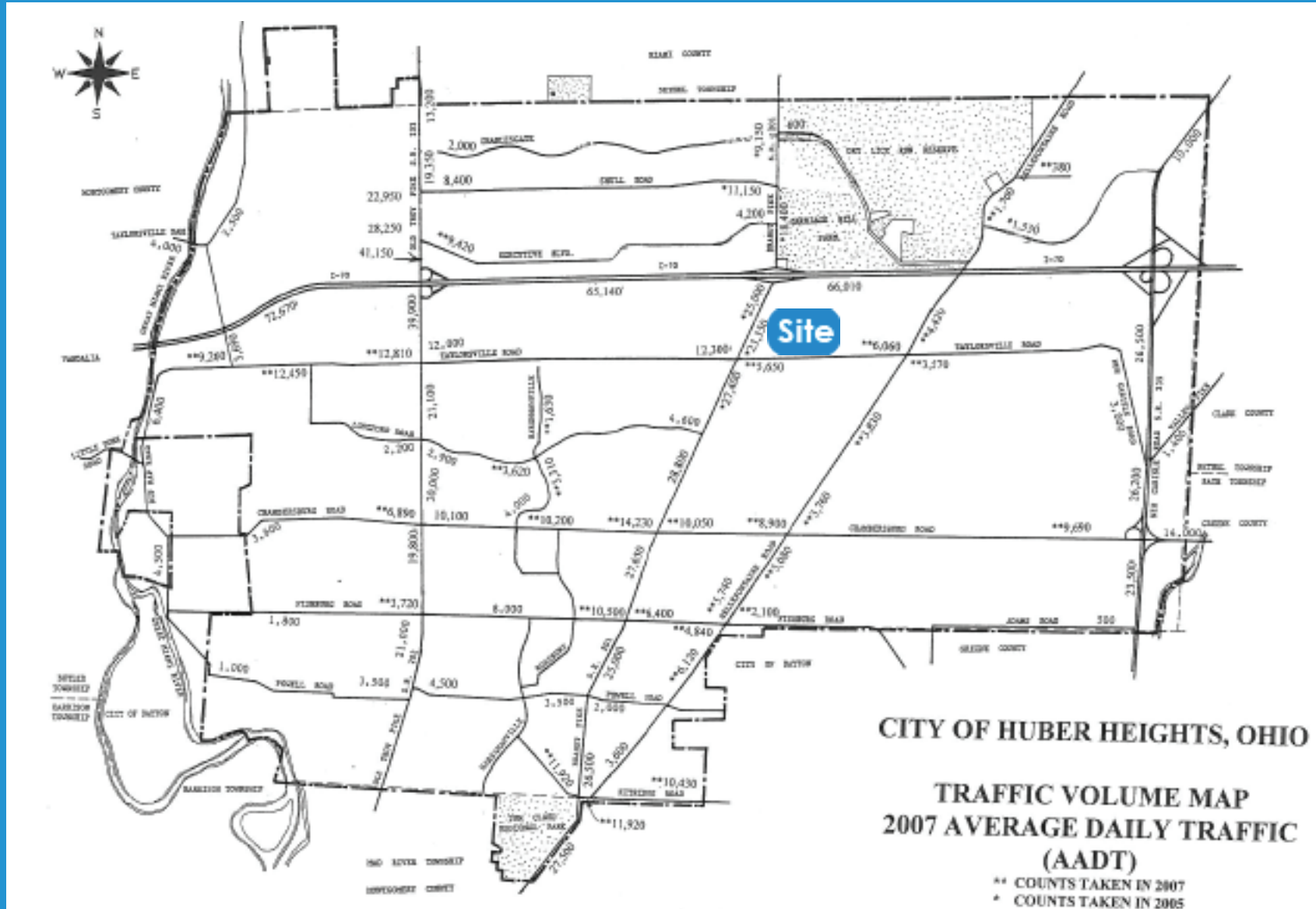
SHEET TITLE:
**PROPOSED
 SITE PLAN
 (RESTAURANT)**

PROJ. NO. 08054	SHEET NO.
DATE 12/4/08	DRAWING NO. PD1.2
SCALE 1"=30'-0"	

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