

GROUND LEASE OR BUILD TO SUIT

2900 Wilmington Pike Kettering, OH 45429



NAI Bergman

Retail | .949 AC with 5,833 SF

- Ground Lease or Build To Suit
- Perfect to Fast Food with Drive Thru
- High Traffic Counts - Wilmington Pike - 17,988 CPD
- Excellent HH Income
- Corner Location at Light
- Easy Ingress/Egress

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
0.5 MILES	2,731	\$59,795
1 MILE	11,981	\$61,357
1.5 MILES	30,402	\$65,696

* Figures shown represent estimates



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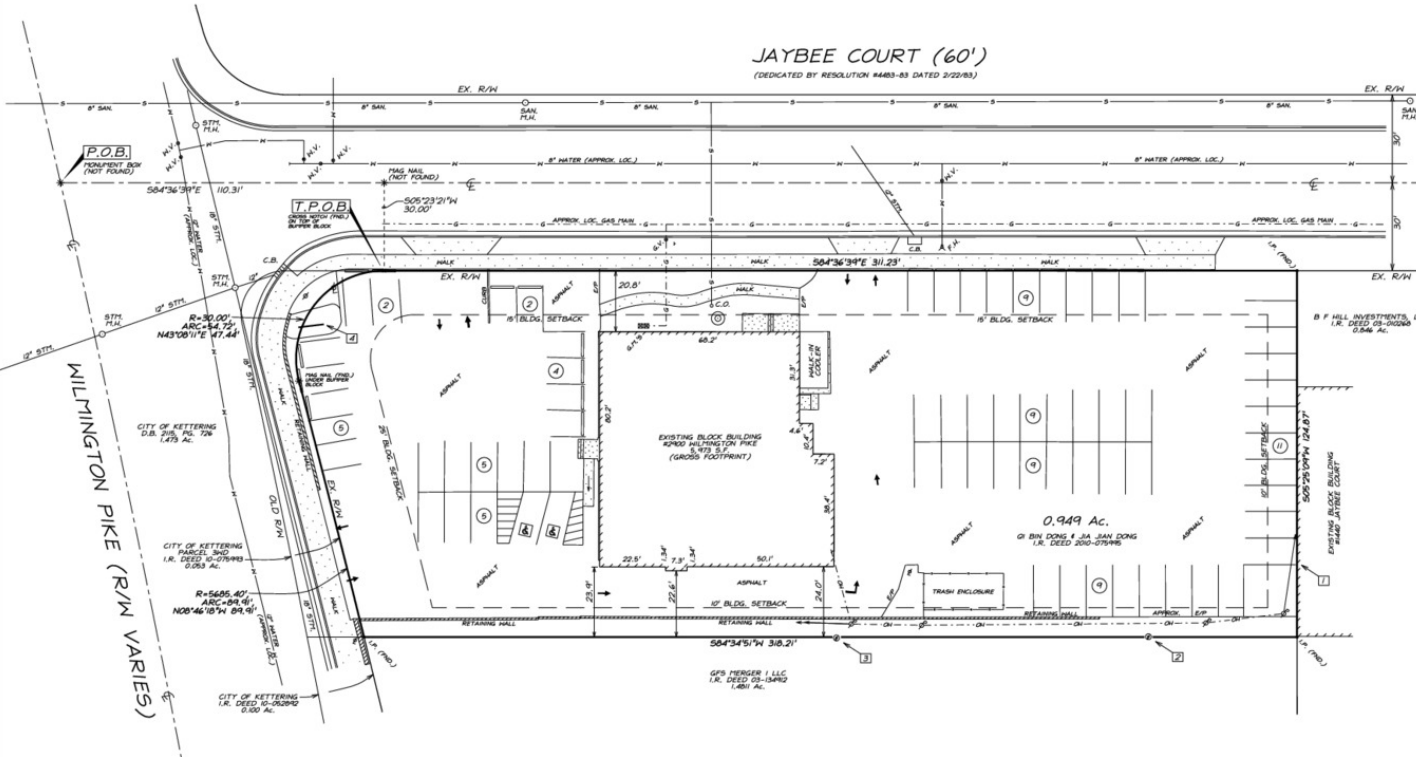
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- STORY OR SURVEY MARKERS (1" DIA.)
- 5/8" IRON PIN (FOUND)
- CROSS NOTCH (FOUND)
- MAG NAIL (FOUND)
- PERMUTMENT (NOT FOUND)
- SANITARY LINE (SAN.)
- STY STORY LINE (STY.)
- OVERHEAD LINES
- WATER LINE (APPROX. LOC.)
- GAS LINE (APPROX. LOCATION)
- PAINTED DIRECTIONAL ARROWS
- PARKING SPACE COUNT
- GENERAL NOTE NUMBER
- WOOD SCREENING FENCE

JAYBEE COURT (60')

(DEDICATED BY RESOLUTION 4483-B DATED 3/22/83)



GENERAL NOTES:

- THE EXISTING BLOCK BUILDING LINE TO THE EAST OF THE PREMISES IS GENERALLY ALONG THE PROPERTY LINE.
- THE EXISTING LIGHT POLE ON A 2" DIA. CONC. BASE ENCLOSES THE PREMISES BY APPROX. 1.1' (IT IS ASSUMED THAT THE LIGHT POLE IS FOR THE NEIGHBORING GPS).
- THE EXISTING LIGHT POLE ON A 2" DIA. CONC. BASE ENCLOSES THE PREMISES BY APPROX. 0.7' (IT IS ASSUMED THAT THE LIGHT POLE IS FOR THE NEIGHBORING GPS).
- THE EXISTING "BRIGHT MOON BUFFET" SIGN IS ENCLOSED BY THE R/W BY APPROX. 1.2'.
- BEARINGS ARE BASED UPON THE CENTERLINE OF JAYBEE COURT BEING SOUTH 86°34'41" EAST PER THE CENTERLINE OF SURVEY PLAT FOR DOROTHY LANE AND WILMINGTON PIKE INTERSECTION IMPROVEMENTS AS RECORDED IN P.B. 210, PG. 12.
- D.U.P.S. TICKET NO. A-222-803-468. NO UTILITIES WERE MARKED AT THE TIME OF THE FIELD SURVEY.
- THE PREMISES CONTAIN NO STORM SEWER SYSTEM AND IS "SHEET RUNOFF".
- THE PREMISES LIE WITHIN FLOOD ZONE "X", AREAS OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 3910C0259F WITH AN EFFECTIVE DATE OF OCTOBER 21, 2020.
- THE PREMISES ARE CURRENTLY ZONED "B", SUBURBAN CENTER. THE SETBACKS SHOWN ARE AS INTERPRETED BY THE CITY OF KETTERING PLANNING DEPT.
- THE PREMISES CONTAIN 38 REGULAR PARKING SPACES AND 3 HANDICAPPED. (NOTE THAT THE PARKING SPACE COUNT IS 41- DUE TO THE FADING OF THE STRIPES).

EXCEPTIONS:

- THE SURVEY RELATED ITEMS BELOW ARE AS LISTED IN TITLE COMMITMENT NO. 1103-277480 DATED FEBRUARY 9, 2023 PREPARED BY FIRST AMERICAN TITLE COMPANY:
- EASEMENT GRANTED TO THE DAYTON POWER AND LIGHT COMPANY RECORDED IN D.B. 2276, PG. 429. (DOES NOT AFFECT PREMISES).
 - EASEMENT GRANTED TO THE DAYTON POWER AND LIGHT COMPANY RECORDED IN D.B. 2319, PG. 416. (DOES NOT AFFECT PREMISES).
 - EASEMENT GRANTED TO THE DAYTON POWER AND LIGHT COMPANY RECORDED IN D.B. 1938, PG. 418.

LEGAL DESCRIPTION:

Situated in Section 24, Town 2, Range 6, T18s, City of Kettering, Montgomery County Ohio, and being part of a 1.0035 acre (deed) parcel conveyed to Dong Shu, Ping Li, Zhou Ren in R. Deed 08-058335 as recorded in the Montgomery County Recorder's Office and being more particularly described as follows:

Commencing at the centerline of right-of-way intersection of Wilmington Pike and Jaybee Court as shown on the centerline of survey plat for Dorothy Lane and Wilmington Pike intersection improvements and recorded in P.B. 210, PG. 12 (1" iron pin in monument box to be set upon completion of construction);

Thence along the centerline of right-of-way of Jaybee Court, 504°36'34"E a distance of 103.31 feet to a set flag nail;

Thence leaving said centerline, 505°23'21"W a distance of 30.00 feet to a set flag nail at the Point of Beginning, said point being in the existing southerly right-of-way line of Jaybee Court;

Thence along said southerly right-of-way line of Jaybee Court, 504°36'34"E a distance of 311.23 feet to a set 5/8" iron pin and cap at the Northwest corner of a 0.846 acre (deed) parcel conveyed to B.F. Hill Investments LLC in R. Deed 03-025605;

Thence along the West line of said 0.846 acre (deed) parcel, 505°23'21"W a distance of 124.87 feet to an existing 5/8" iron pin at the Northwest corner of a 1.5831 acre (deed) parcel conveyed to GPS Manager, LLC in R. Deed 03-034862;

Thence along the North line of said 1.5831 acre (deed) parcel, 184°34'51"W a distance of 318.21 feet to a set 5/8" iron pin and cap in the proposed East right-of-way line of Wilmington Pike, said point being the Southeast corner of parcel 34D of the Dorothy Lane/Wilmington Pike intersection improvements (Montgomery County Common Pleas Court Case No. 09-986, still pending at date of survey);

Thence along said parcel 34D and said proposed East right-of-way line of Wilmington Pike, along a non-tangent curve to the left in an arc distance of 88.81 feet to a set flag nail, said curve having a radius of 5,485.45 feet, a central angle of 2°54'22" and a chord bearing N08°46'18"W for a distance of 88.81 feet;

Thence continuing along said parcel 34D and said proposed East right-of-way line of Wilmington Pike, along a curve to the right in an arc distance of 54.32 feet to the Point of Beginning, said curve having a radius of 30.00 feet, a central angle of 104°30'21" and a chord bearing N43°10'11"E for a distance of 47.84 feet;

Containing 0.949 acre of land more or less and being subject to assessments, restrictions and rights-of-way of record.

Bearings are based on the centerline of Jaybee Court, being 504°36'34"E per the centerline of survey plat for Dorothy Lane and Wilmington Pike intersection improvements as recorded in P.B. 210, PG. 12.

Monuments referred to as iron pins set are 5/8" diameter x 30 inch long iron pins with a 1-1/4 inch diameter plastic cap marked "Klingens & Associates".

All references to Deed Books, Official Records, Meticulous Numbers, Instrument Numbers, and/or Plat Books refer to the Montgomery County Recorder's Office, Montgomery County, Ohio.

The above description is based upon a field survey made September 29, 2020 by Klingens & Associates, Inc., under the direction of Brian T. Hughes, Ohio Professional Surveyor No. 8321 and recorded in Vol. 2003, PG. 0262 of the Montgomery County Engineers Record of Land Survey.

CERTIFICATION:

TO: 2GB PROPERTIES LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MONTGOMERY STANDARD DETAIL REQUIREMENTS ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a)(iv), 8, 11, 13, AND 14 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2023.

Terry M. Hughes
TERRY M. HUGHES
CHAD RICE, SURVEYOR No. 7965



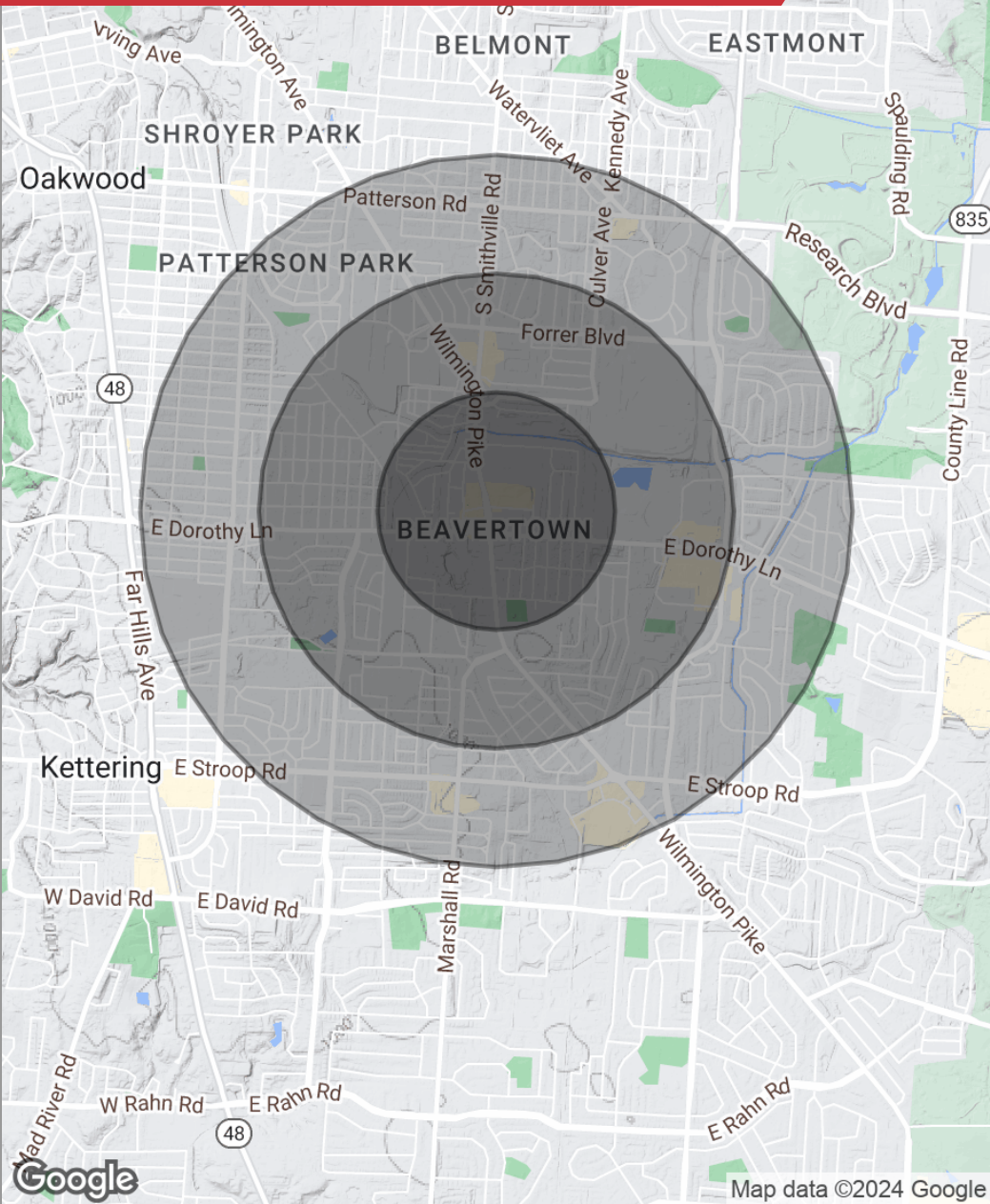
ALTA/NSPS SURVEY
#2900 WILMINGTON PIKE
(BRIGHT MOON BUFFET)
0.949 Acres
SECTION 24, TOWN 2, RANGE 6, T18s.
CITY OF KETTERING
MONTGOMERY COUNTY, OHIO

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	2,731	11,981	30,402
Median age	33.5	36.7	36.9
Median age (male)	32.3	34.1	36.5
Median age (Female)	36.4	39.3	38.2
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total households	1,163	5,674	14,453
# of persons per HH	2.3	2.1	2.1
Average HH income	\$59,795	\$61,357	\$65,696
Average house value	\$118,734	\$124,201	\$127,796

* Demographic data derived from 2020 ACS - US Census

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