

Kettering Health Network to redevelop site of razed car wash

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The latest in a string of redevelopment projects means a whole new look for one of West Carrollton's busiest streets.

The former car wash at 744 E. Dixie Dr. was a top eyesore for the city – Sonny's Auto Spa sat along prominent real estate traveling through the city's center, and the 3.84-acre property fell into disuse after the car wash shut down in 2016, generating quite a few complaints. What's going up there next, though, is a much different user, as Kettering Health Network prepares for a new medical office on the land.

Kettering Health isn't ready to announce a timetable for opening of the facility, but it's planned to be new physician practices and outpatient services for the company, and at a time when the company is surging in the south Dayton suburbs, its traditional market concentration.

Brad Townsend, city manager, said the project is a much-needed addition to the commercial spaces in the south Dayton suburb of 13,000. The city only has one other general family medical practice.

The car wash building was empty since 2012, and the Montgomery County Land Bank acquired it in 2016. The city announced plans to redeveloped it a year later, using \$176,800 in Community Development Block Grant funding and National Stabilization Program funds to rehab the site and prepare it for a new office use.

Fred Manchur, Kettering Health Network CEO, said at the time that the investment was part of a strategy of "connecting people to better and faster access to quality health care."

Mike Lucking, economic development director said West Carrollton has undertaken a great deal of change, much of it sparked with the Exit 47 interchange, giving the city's main stretches quick access to a highway driven by 100,000 motorists a day.

Between this and a new 82,000-square-foot sand volleyball business planned at 200 W. Central Ave. on the site of the now-cleared Carrollton Plaza Shopping Center, the city is seeing a great deal of development in its most prominent stretches. Lucking has noted the corridors along Dixie and Marina drives and Central Avenue have seen great change in a few years, some of it with end users in mind but some having a little space for the private sector to step in and bring something creative.

Recently the next project started too, demolition of some properties on Marina Drive, ahead of a much-anticipated riverfront district, though plans aren't solid.

"This property presents an excellent redevelopment potential," Lucking said. "We're looking forward to actively working with the development community to find the right end-user for this area."



SUBMITTED PHOTO

Demolition of a former car wash in West Carrollton occurred in recent years.