



**Crest**  
Commercial Realty

**PRIME LOCATION**

**Office / Medical**

**FOR LEASE**

15 - 19 Southmoor Circle., Kettering, OH 45429



**Southmoor Circle NE**

**Excellent visibility at the  
corner of Far Hills Ave,  
Southmoor Circle &  
Stroop Road!**

## Property Highlights

- Two-level building is 7,400 SF.
- Office building with some medical.
- Suites range from 800 - 2,000 SF.
- Just minutes from Town & County Shopping Center.
- Adjacent parcel available for lease.
- Zoning Class O.
- Parcel ID: N64 00604 0013, 0014.
- Lease Rate: \$14.00 per SF, NNN.

**Tim Albro**

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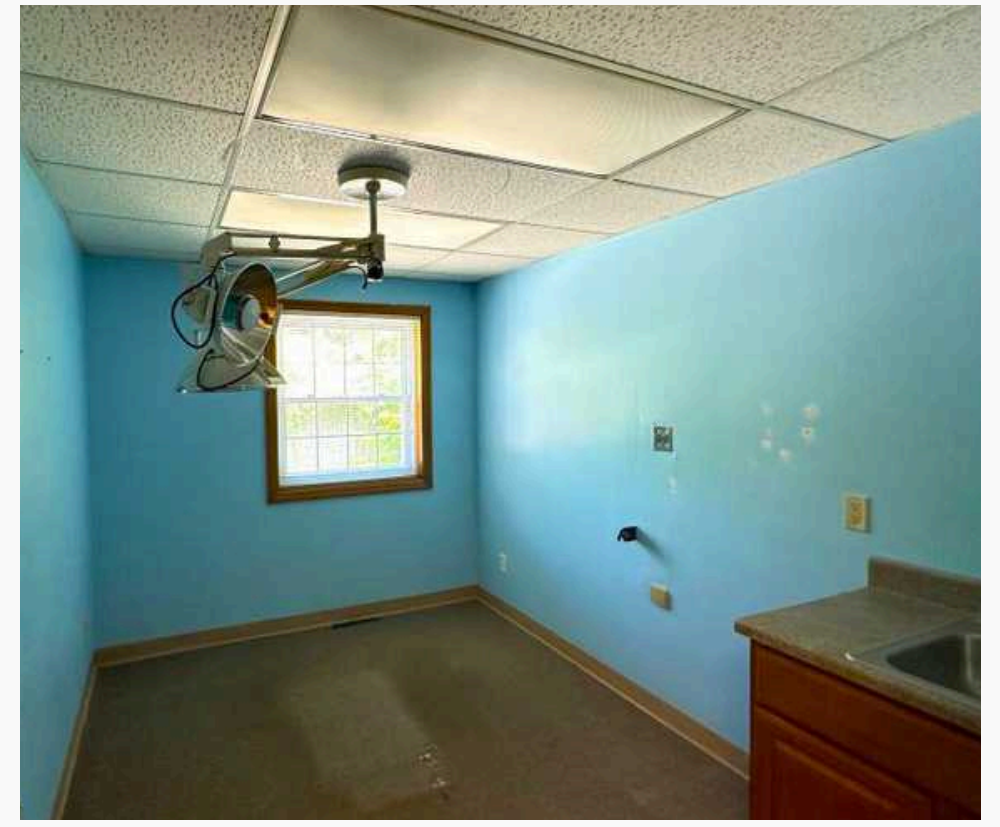
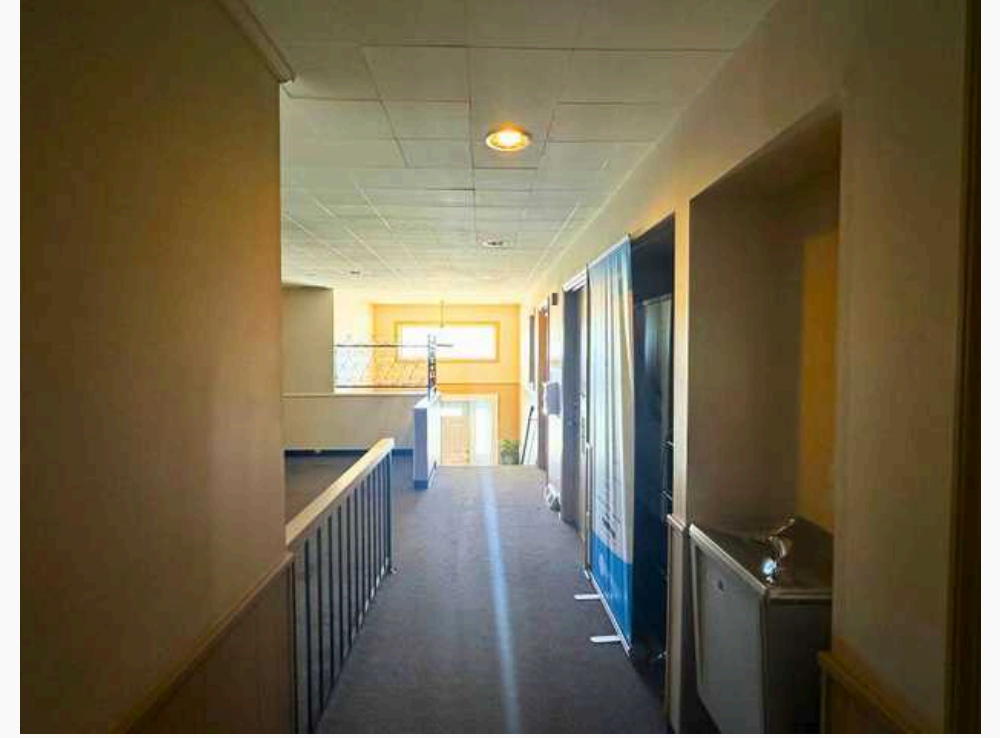




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**15 Southmoor Circle NE**





# Location & Demographics

	2 mile	5 mile	10 mile
 <b>2023 Population</b>	<b>36,910</b>	<b>204,133</b>	<b>506,779</b>
 <b>Medium Home Value</b>	<b>\$174,354</b>	<b>\$152,930</b>	<b>\$155,371</b>
 <b>2023 Households</b>	<b>16,722</b>	<b>88,577</b>	<b>209,122</b>
 <b>Average Household Income</b>	<b>\$ 92,266</b>	<b>\$ 79,240</b>	<b>\$ 81,333</b>



## Town and Country Shopping Center

- ① Donato's Pizza
- ② Shell
- ③ BP
- ④ Marion's Pizza
- ⑤ Ross Dress For Less
- ⑥ Buffalo Wild Wings
- ⑦ TJ Maxx
- ⑧ Roderer Shoes
- ⑨ Trader Joe's
- ⑩ 2nd & Charles
- ⑪ Chick-fil-A
- ⑫ Eichelberger Shopping Center / Kroger