



Crest
Commercial Realty

PRIME LOCATION

.9 acres available

**Redevelopment
Opportunity**

GROUND LEASE



Far Hills Ave

Southmoor Circle

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

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6601 Centerville Business Parkway, Suite 150, Centerville, OH 45459

Property Highlights

- .9 acres available for ground lease.
- Site to be delivered in pad ready condition.
- Offers excellent visibility in a busy commercial area.
- Just minutes to Town & Country Shopping Center, City of Kettering Government offices, Fairmont High School and Kettering Medical Center.
- \$100,000/yr, NNN.



Two Free-Standing Buildings AVAILABLE FOR LEASE

3910 - 3920 Far Hills Ave

- Free-standing - 2,000 SF.
- Former restaurant
- Condition of equipment unknown.
- Parcel ID: N64 00604 0015, 0016
- Zoning Class B
- \$25.00 per SF, NNN

15 - 19 Southmoor Circle NE

- Two level - 7,400 SF.
- Office building with some medical.
- Office units range from 800-2,000 SF.
- Parcel ID: N64 00604 0013, 0014
- Zoning Class O
- \$14.00 per SF, Modified Gross



Please call for more information!

3910 Far Hills Ave









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15 Southmoor Circle NE



Location & Demographics

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



Town and Country Shopping Center

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