



# Crest

Commercial Realty

# Office

## FOR SALE

### Prime Location!

On Stroop Road directly across from Town & Country Shopping Center.

305 E. Stroop Rd., Kettering, OH 45429



## Property Highlights

- Over \$50K in updates!
- Move-in ready office building in a prime Kettering location.
- Light and bright with neutral decor and windows throughout the space.
- Updated kitchen and finished attic with plenty of storage. Newer HVAC and more!
- New asphalt parking lot paving in 2020, resealed in 2023.
- Ample parking in front and rear of building.
- Excellent visibility and prominent signage.
- Perfect for a small business.



- 2,509 SF on .21 AC.
- Parcel ID: N64 00603 0028.
- **Sale Price: \$229,000**

## Nick Miller-Jacobson

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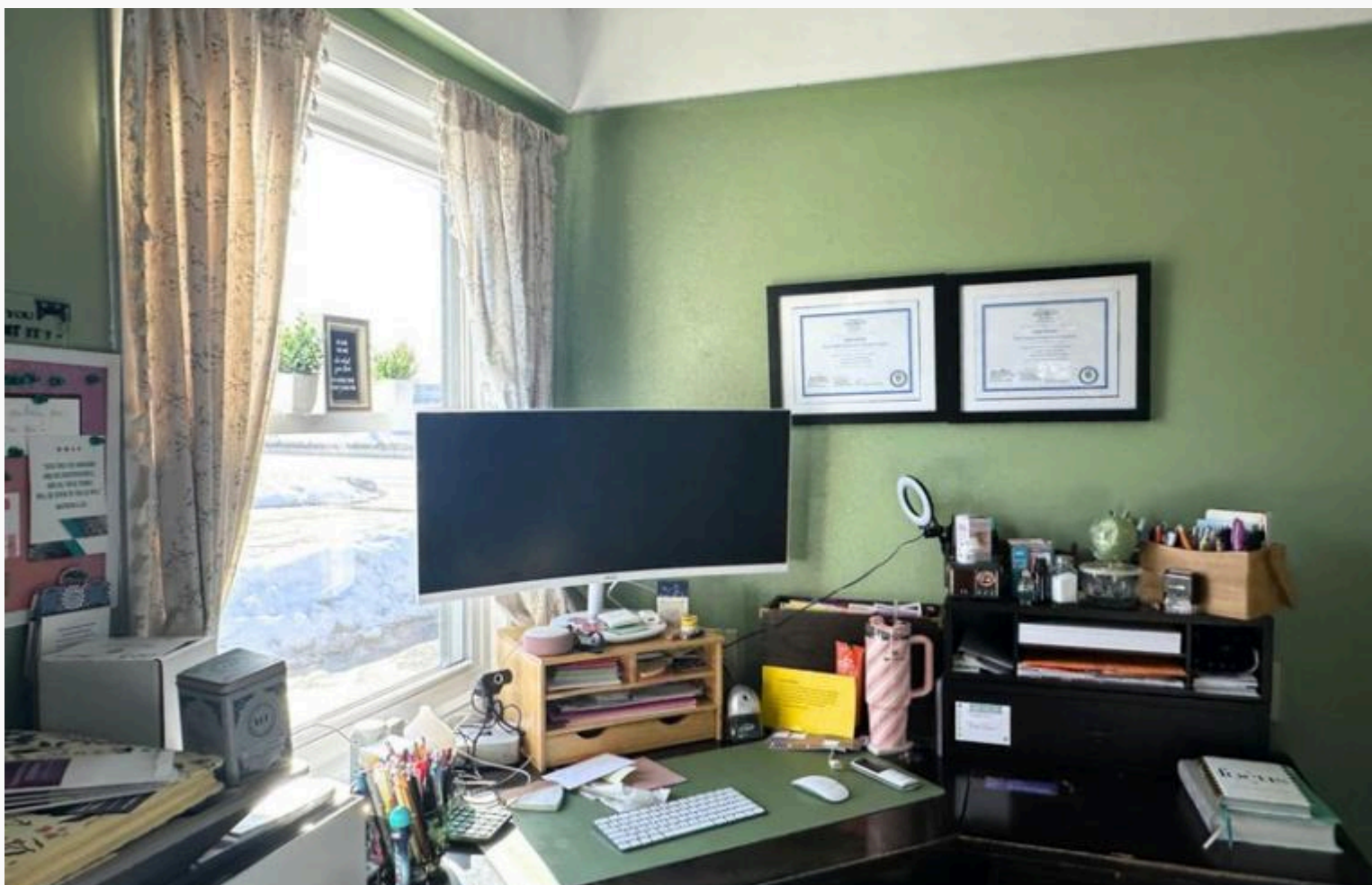
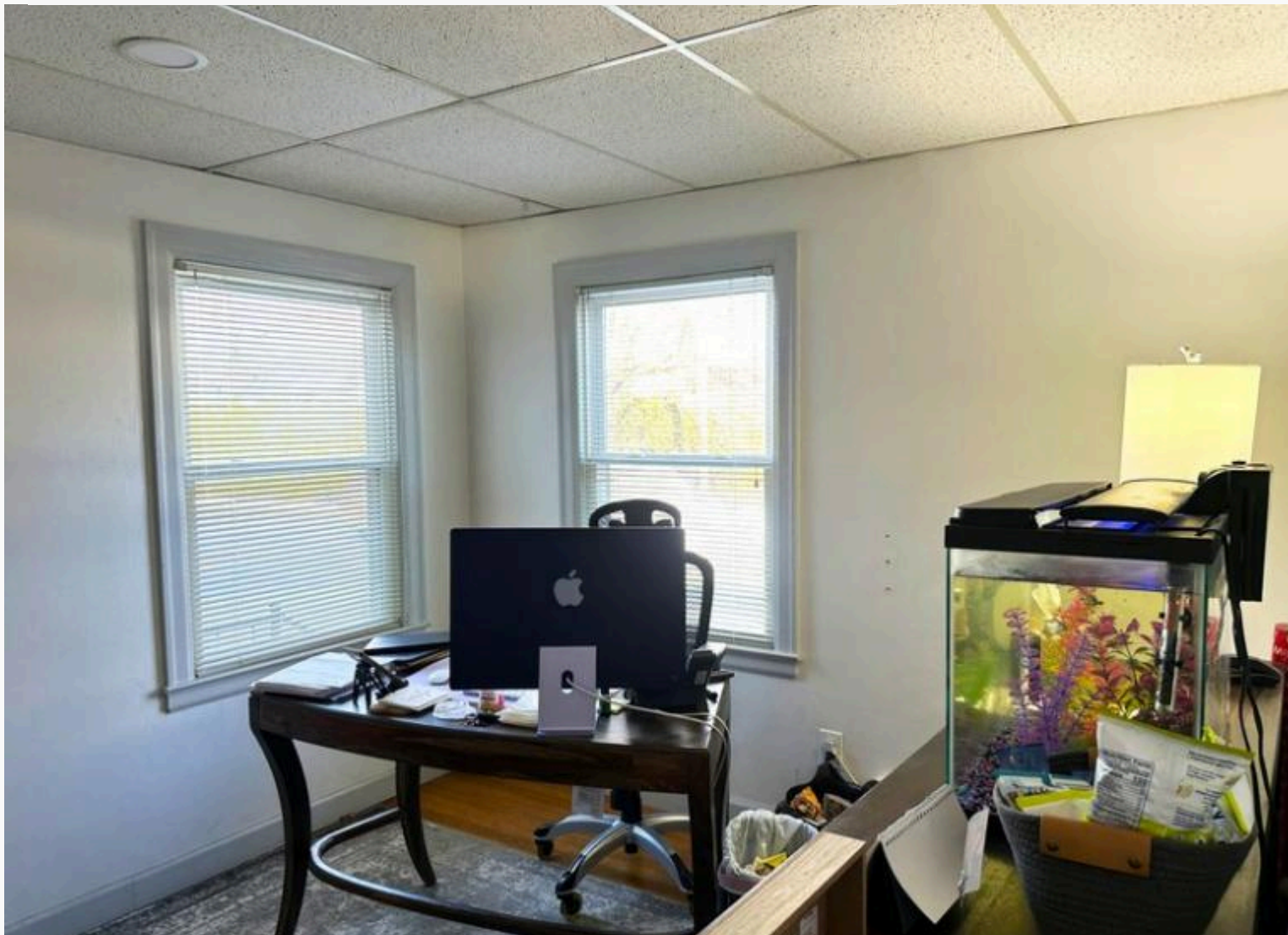
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## Location & Demographics



2024 Population

35,897

208,195

516,037

2029 Projected Population

35,323

207,062

519,888



Medium Home Value

\$196,050

\$175,477

\$179,436



2024 Households

16,225

90,252

216,671



Average Household Income

\$96,860

\$83,203

\$85,540



## 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

Kettering Health  
On-Demand