



Crest

Commercial Realty

Prime Location!

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



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

937-222-1600, ext 105
nick@crestrealtyohio.com

Office

FOR SALE

305 E. Stroop Rd., Kettering, OH 45429

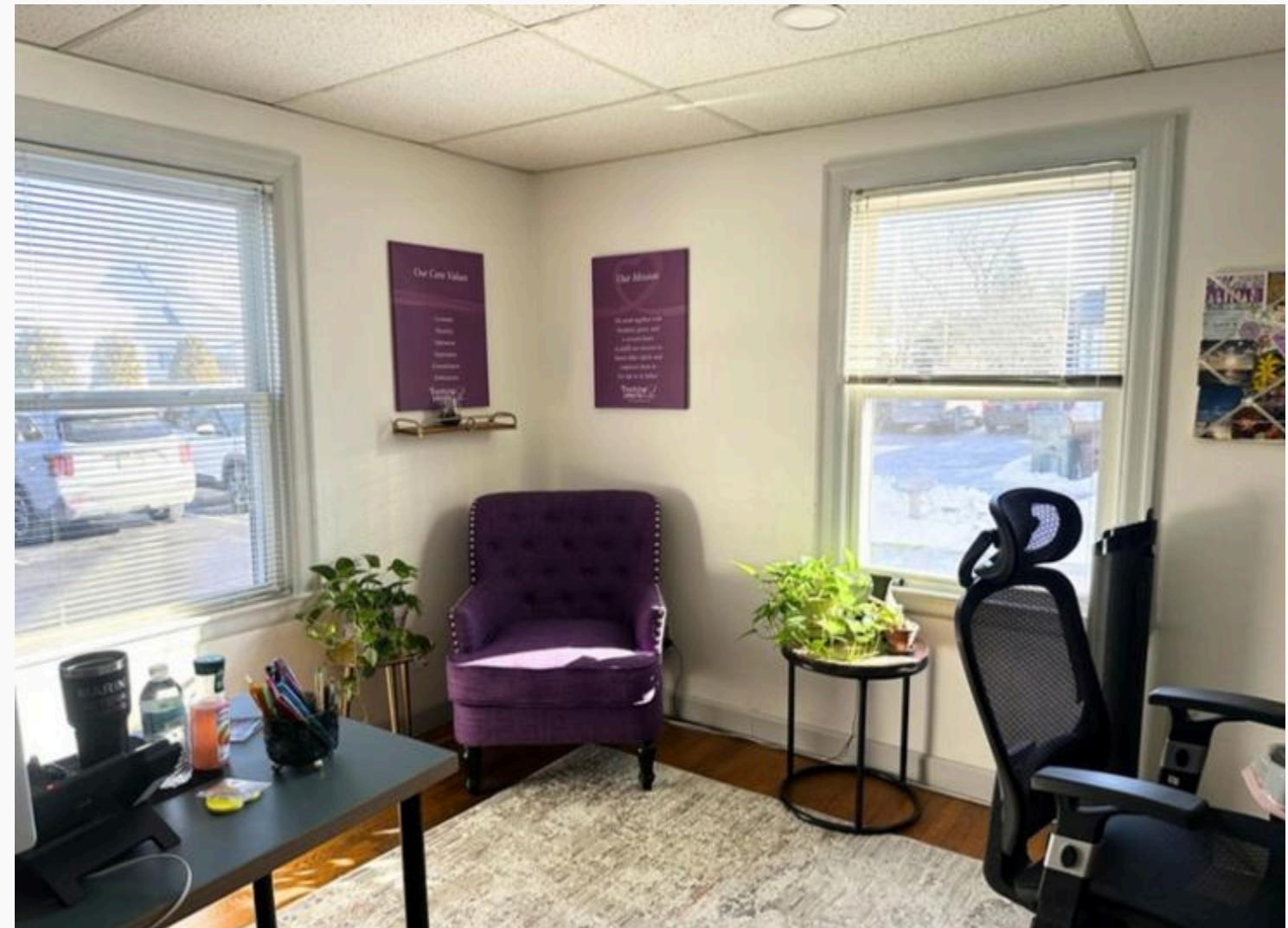




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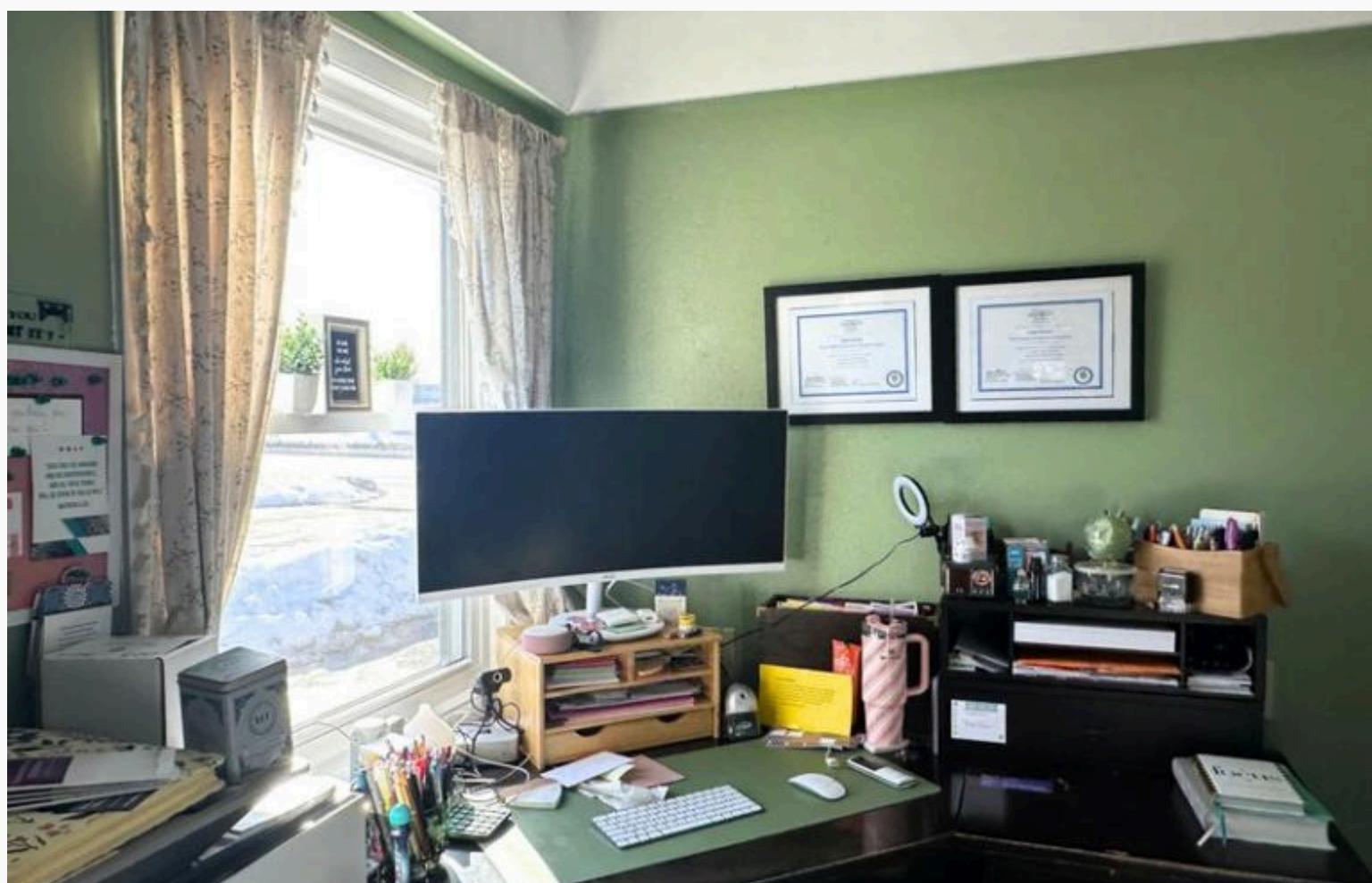
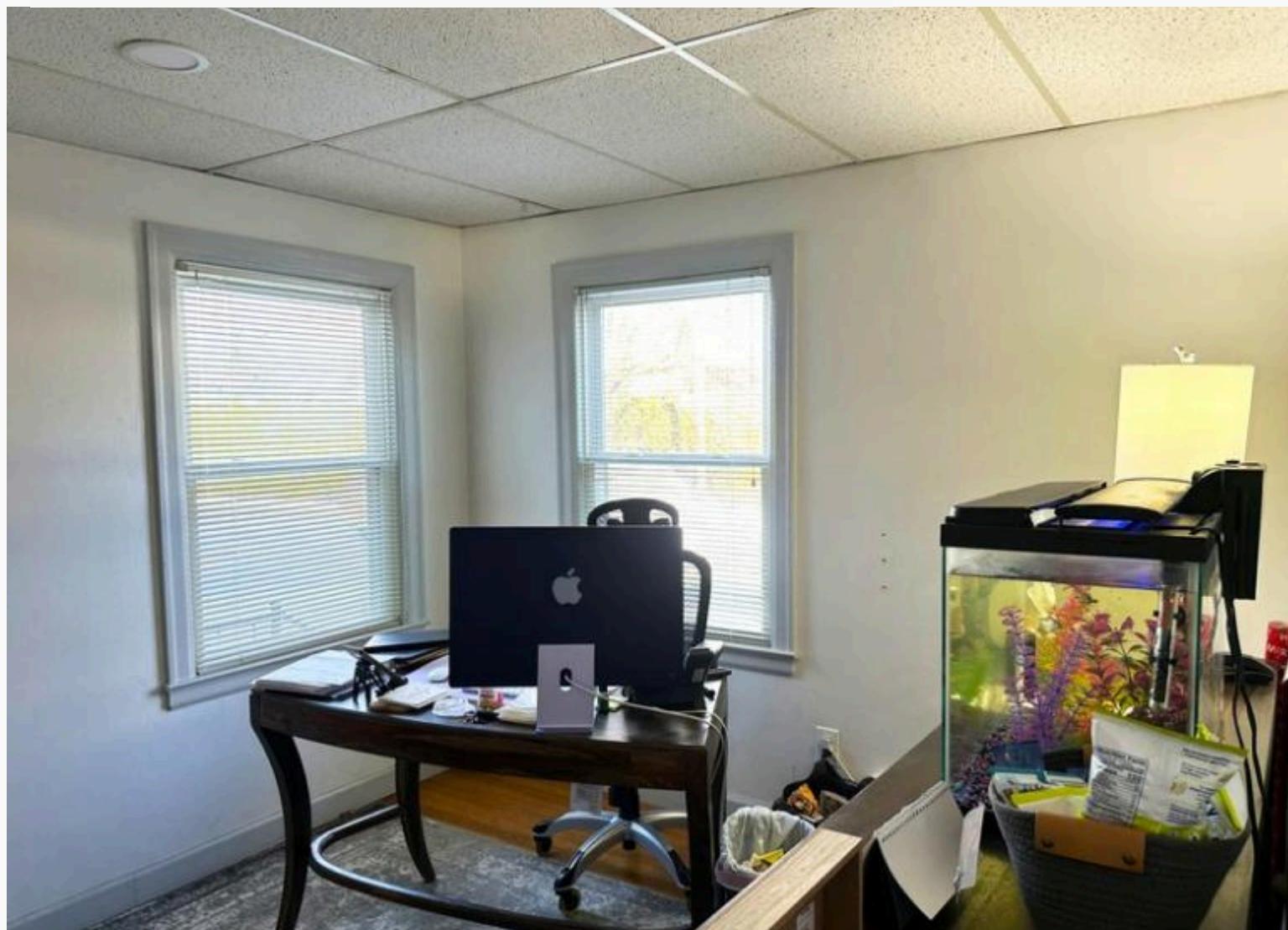
305 E Stroop Rd





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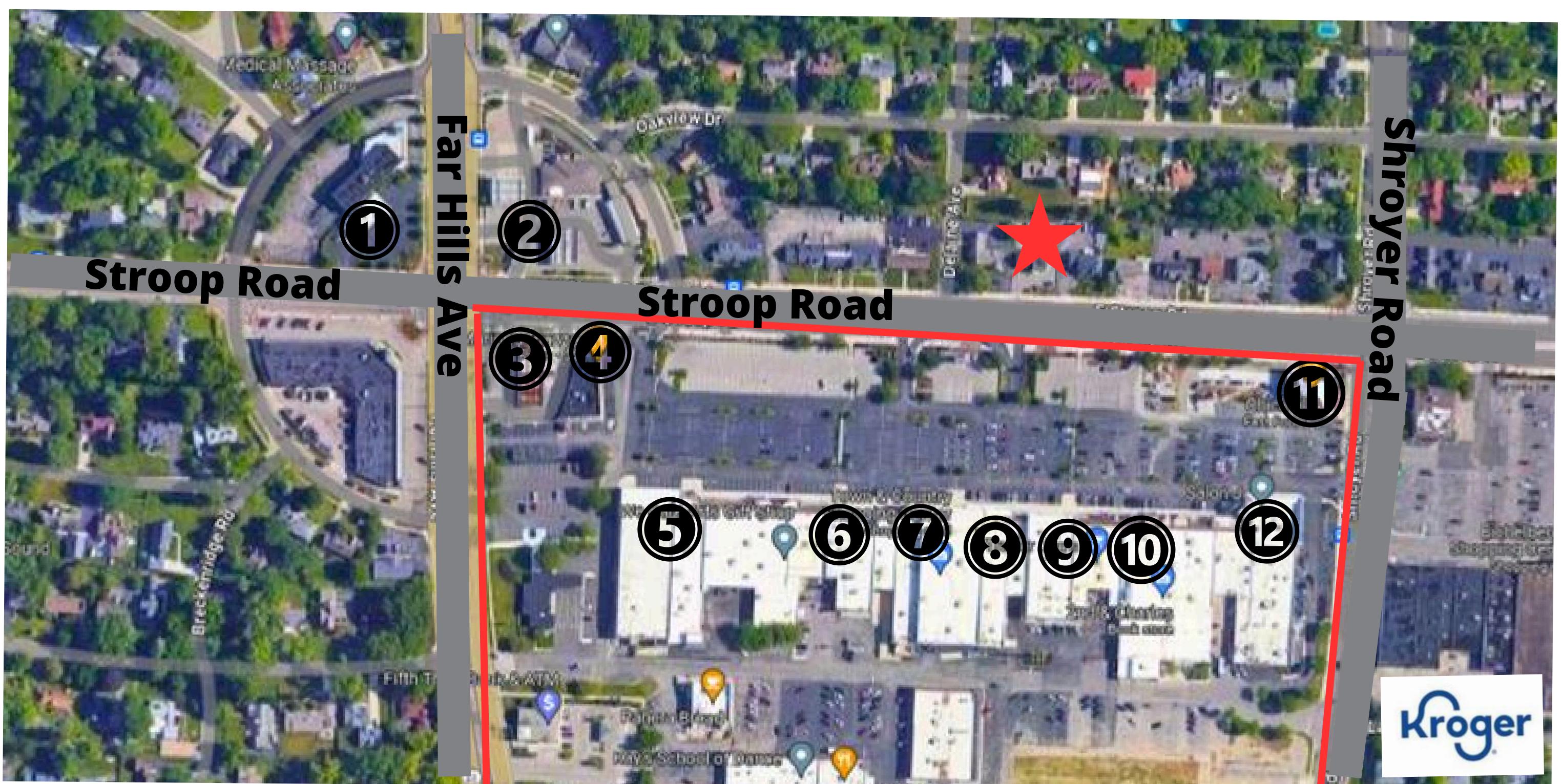


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Location & Demographics

2 mile 5 mile 10 mile

	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 |