



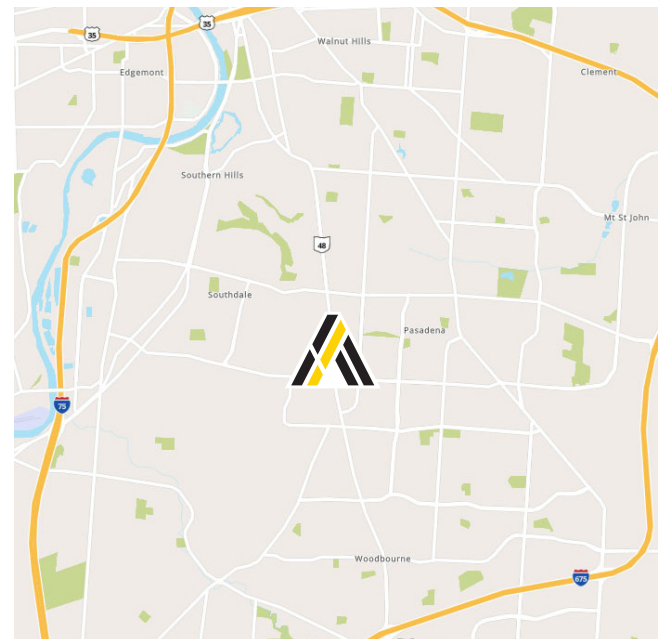
4027 Far Hills Avenue

Kettering, Ohio 45429

**LEASE RATE:
\$20.00 PSF NNN**

Property Highlights

- 21,000± SF of prime retail space in a highly sought-after location
- **Suite Availability:** Multiple suites available, ranging from 1,290± SF to 4,827± SF of contiguous space
- **Prime Location:** Nestled in a vibrant, high-density residential area, ensuring a constant flow of potential customers and foot traffic
- **High Traffic Visibility:** Direct exposure to over 18,000 cars per day on Stroop Rd and 21,000 cars per day on Far Hills Ave, offering exceptional visibility and access
- **Strong Local Demographics:** Surrounded by a well-established and growing community. Conveniently located near key destinations, including the Kettering Health Main Campus, Town & Country Shopping Center, NCR, Moraine Country Club, and the University of Dayton.



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Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,116	82,295	207,349
Total Households	4,977	37,516	91,907
University of Dayton	11,600+	Total enrollment	
Kettering Main Campus	13,000+	Employees	

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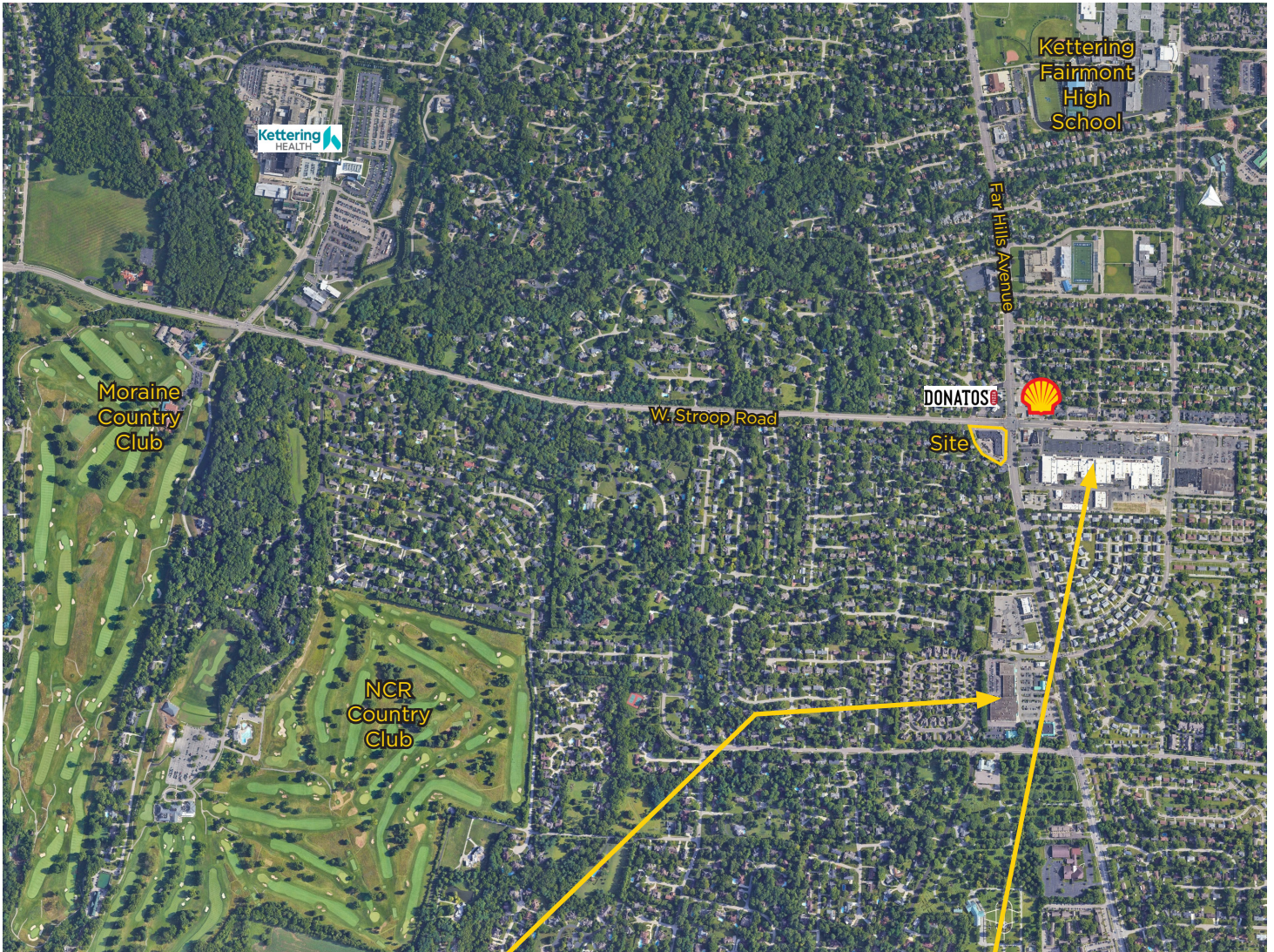
Floor Plan



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Aerial



- Barry Bagels
- Chipotle
- Firehouse Subs
- Piada
- First Financial Bank
- Key Bank
- Walgreens

- | Town & County | |
|-----------------|------------------|
| BW3 | Fifth Third Bank |
| Chick-fil-A | PNC Bank |
| Figlio Pizza | Five Below |
| First Watch | Kroger |
| Marions Piazza | Petco |
| Panera Bread | Trader Joe's |
| XO Boba and Tea | |

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