

4750 Hempstead Station Drive, Kettering, OH 45440

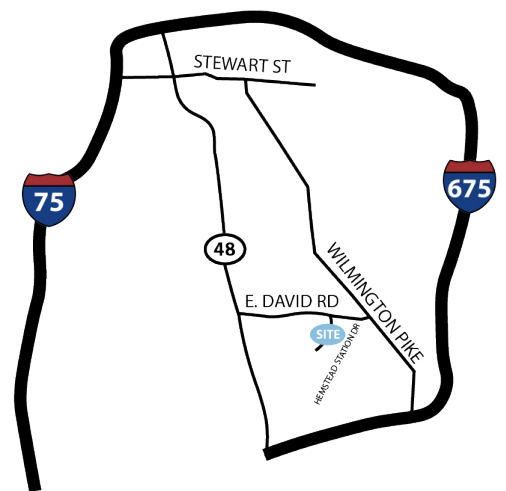


PROPERTY HIGHLIGHTS

- Office/Flex building
- **29,335 SqFt** (Office Space: ~19,335 SF / Warehouse/Shop: ~10,000 SF)
- Land Area: 4.045 Acres
- Less than 10-Minutes to I675; 15-Minutes to US-35; 20-Minutes to I75
- Year Built: 1996
- Renovated: 2016
- Zoning: ED-3 (Economic Development)
- Flood Zone: AE (Flood insurance may be required)

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	81,705	196,873	507,277
HH INCOME	\$86,858	\$85,353	\$78,066

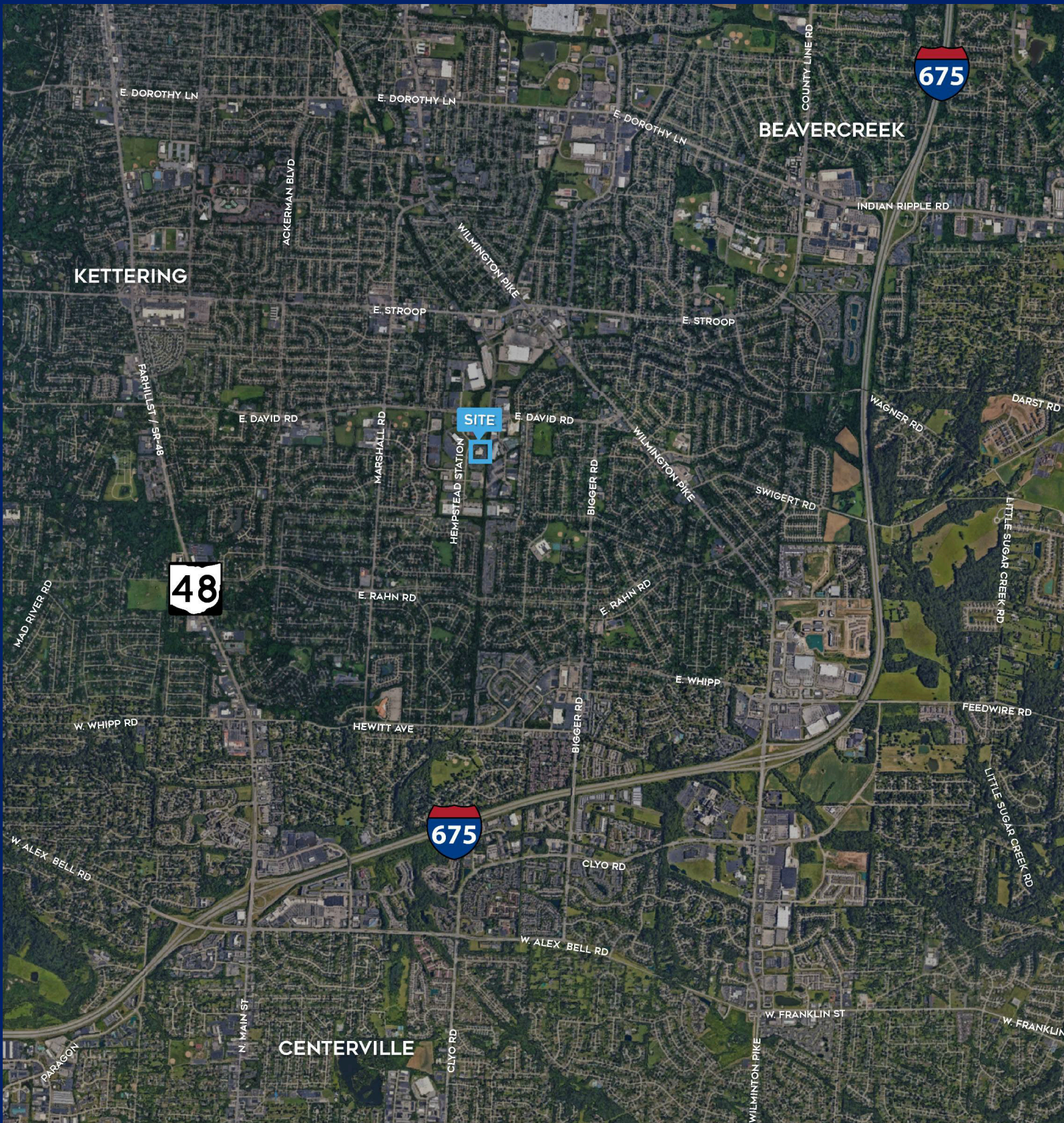
**Income information is based on STI median-income records of the area*





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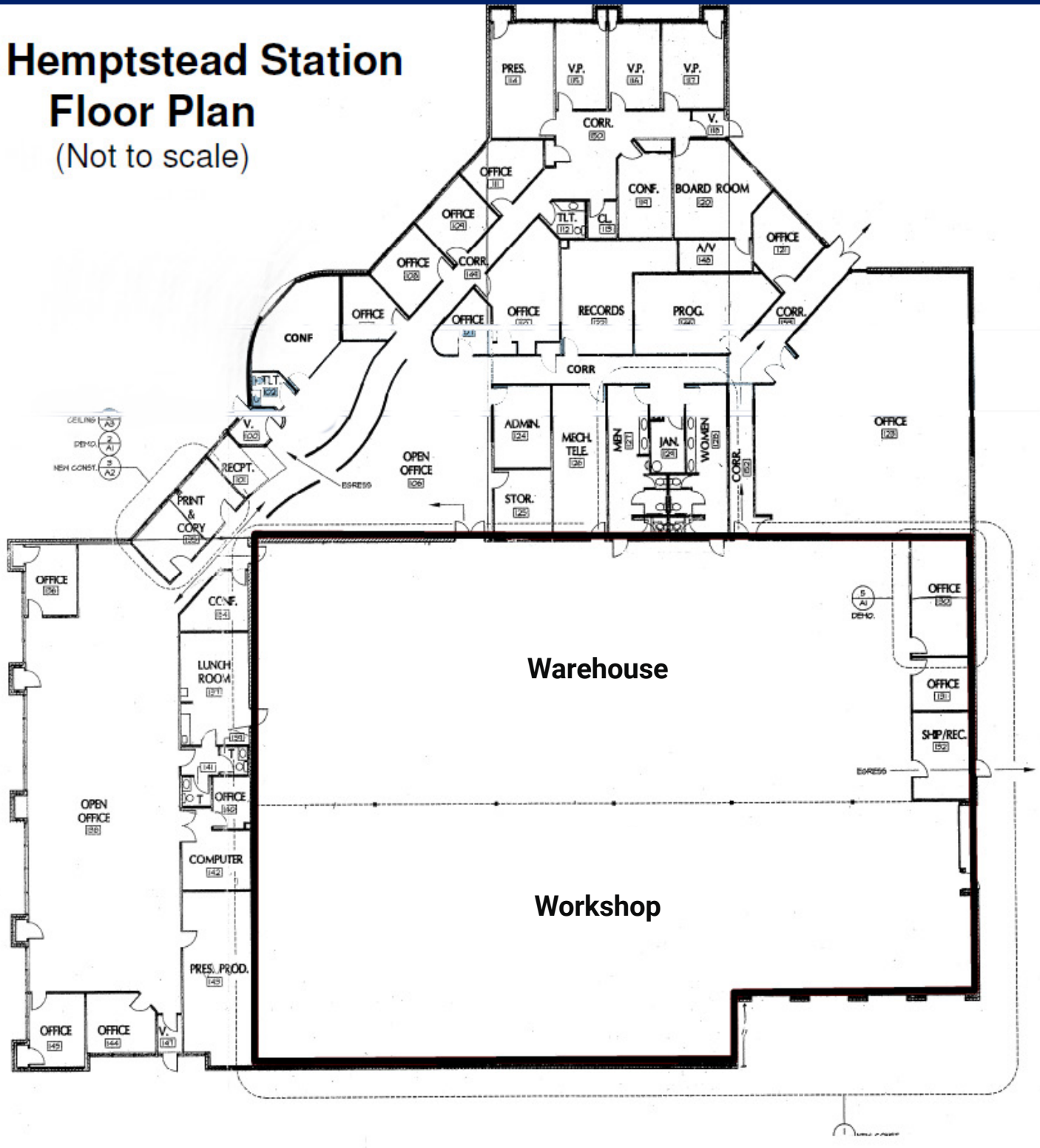




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4750 Hemptstead Station Floor Plan (Not to scale)



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