

# 3050 Kettering Boulevard

Moraine, OH 45439

Exclusively Represented By:

**Brian Sharp**  
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RETAIL SPACE FOR SALE



## Property Description

This property on Kettering Blvd presents a versatile opportunity with 9,600 square feet of finished and 9600 square feet of warehouse space. It caters to both owner-users and investors alike. The lower level is equipped with a drive-in door, offices, and a bathroom, providing immediate utility while allowing for finishing options to suit specific needs. With the ongoing demand for premium office space in the area, this location promises attractive rental yields and potential for long-term appreciation. It's ideal for businesses looking to expand or relocate their headquarters, as well as for investors seeking a reliable addition to their portfolio.

## Offering Summary

|                |            |
|----------------|------------|
| Sale Price:    | \$695,000  |
| Lot Size:      | 0.57 Acres |
| Building Size: | 19,200 SF  |

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**HATHAWAY**  
HOMES SERVICES

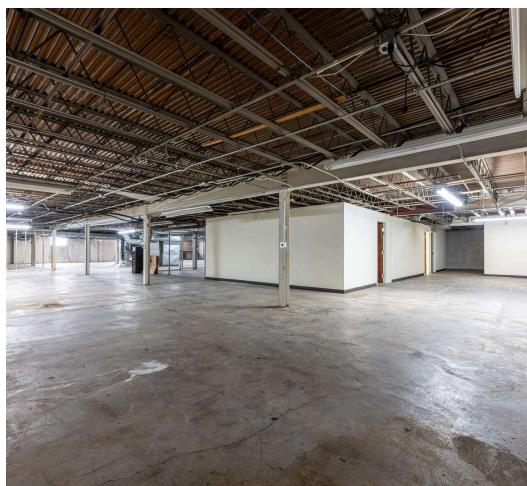
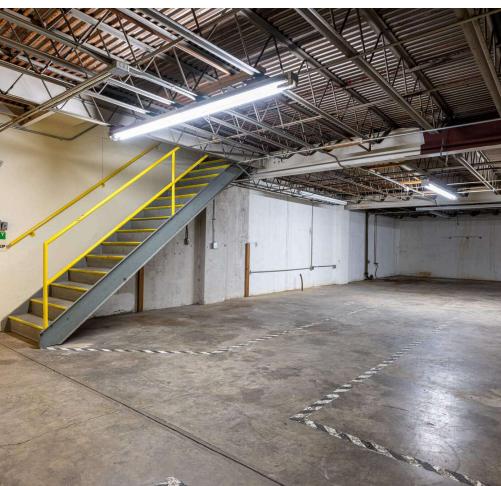
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[Additional Photos](#)



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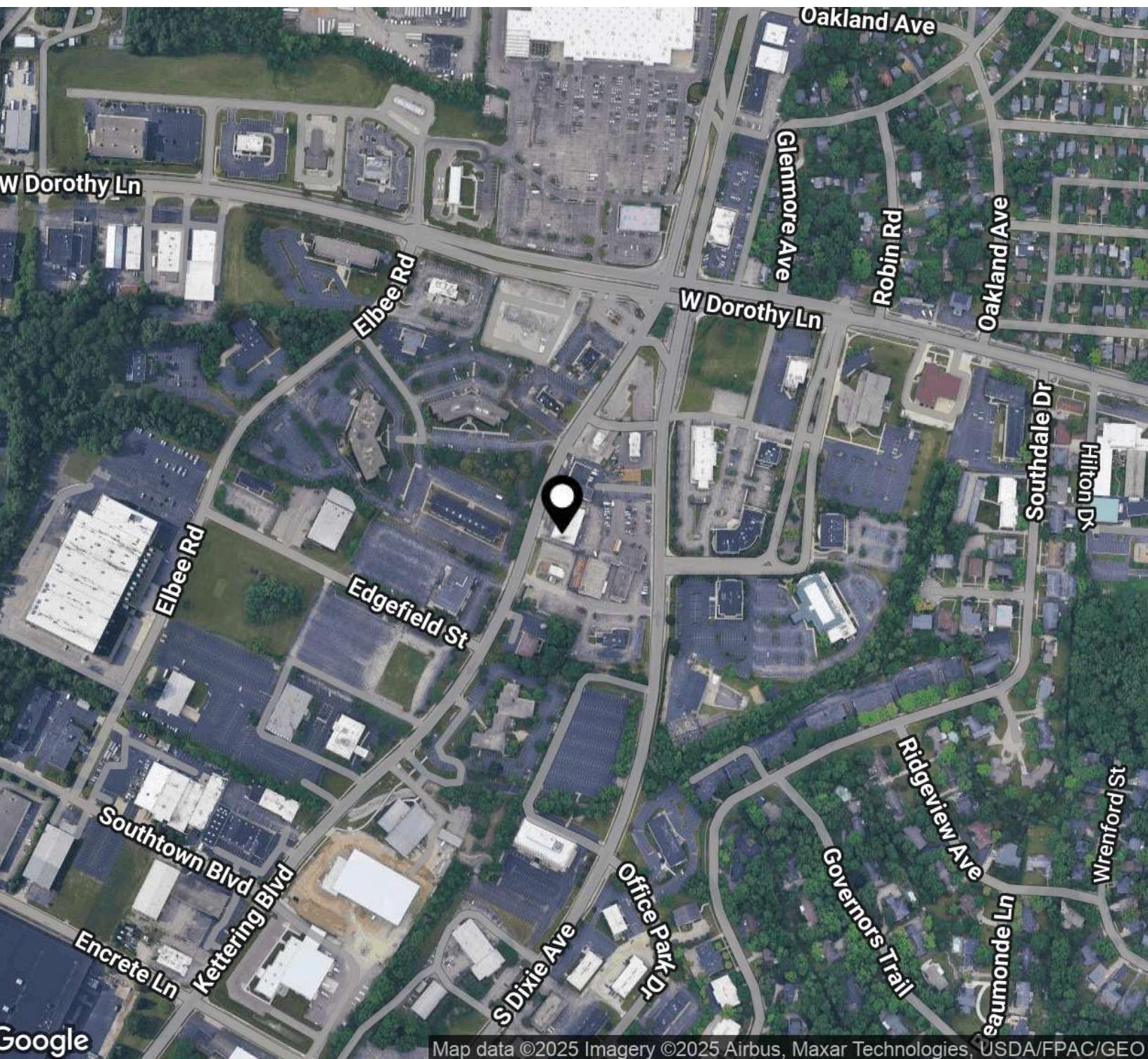
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Location Map



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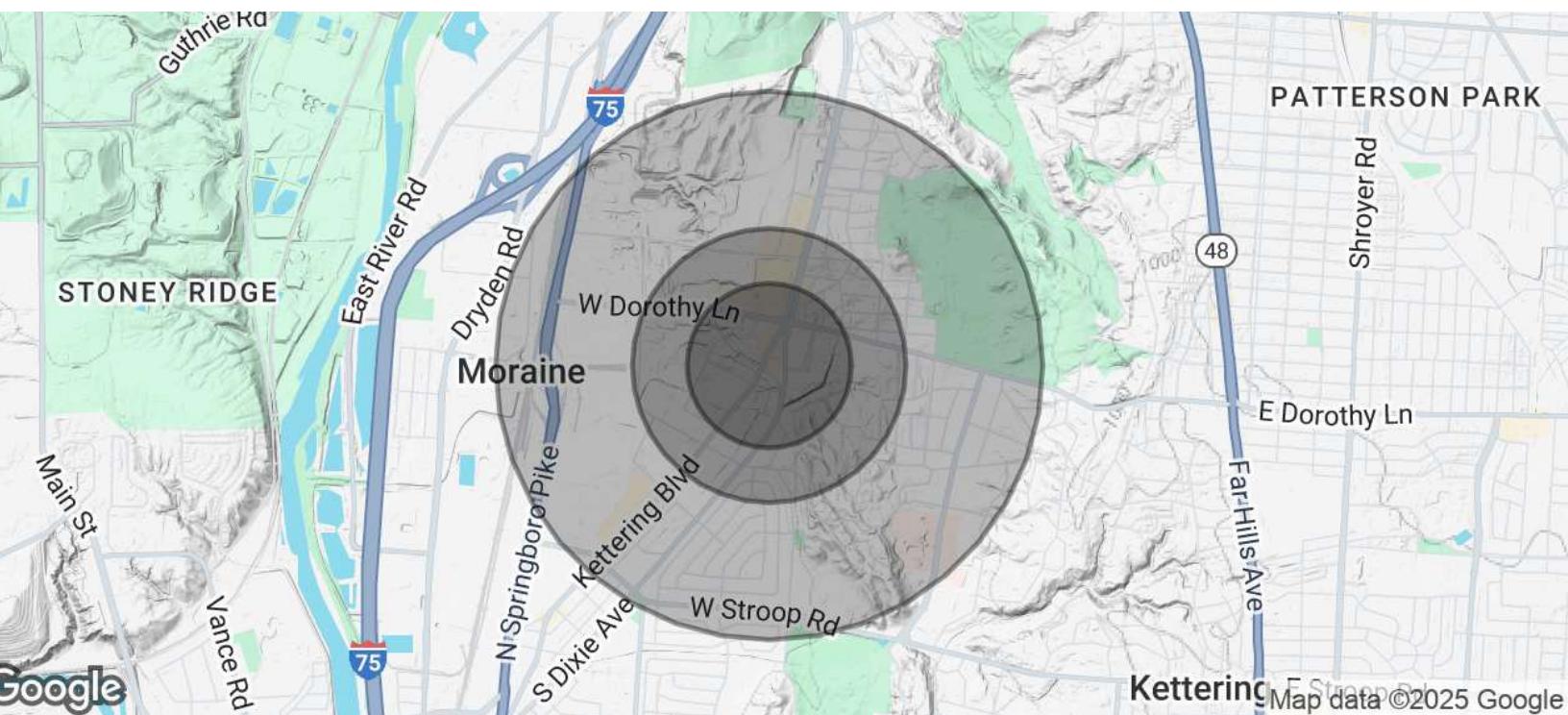
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Demographics Map & Report



## Population

|                      | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population     | 315       | 1,518     | 5,443  |
| Average Age          | 42        | 40        | 40     |
| Average Age (Male)   | 41        | 40        | 40     |
| Average Age (Female) | 43        | 41        | 41     |

## Households & Income

|                     | 0.3 Miles | 0.5 Miles | 1 Mile    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 148       | 657       | 2,347     |
| # of Persons per HH | 2.1       | 2.3       | 2.3       |
| Average HH Income   | \$110,509 | \$102,102 | \$99,255  |
| Average House Value | \$298,336 | \$252,305 | \$237,830 |

Demographics data derived from AlphaMap

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