

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

PROFESSIONAL  
REALTY

# 3050 Kettering Boulevard

Moraine, OH 45439

Exclusively Represented By:

**Brian Sharp**  
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soldbybriansharp@gmail.com

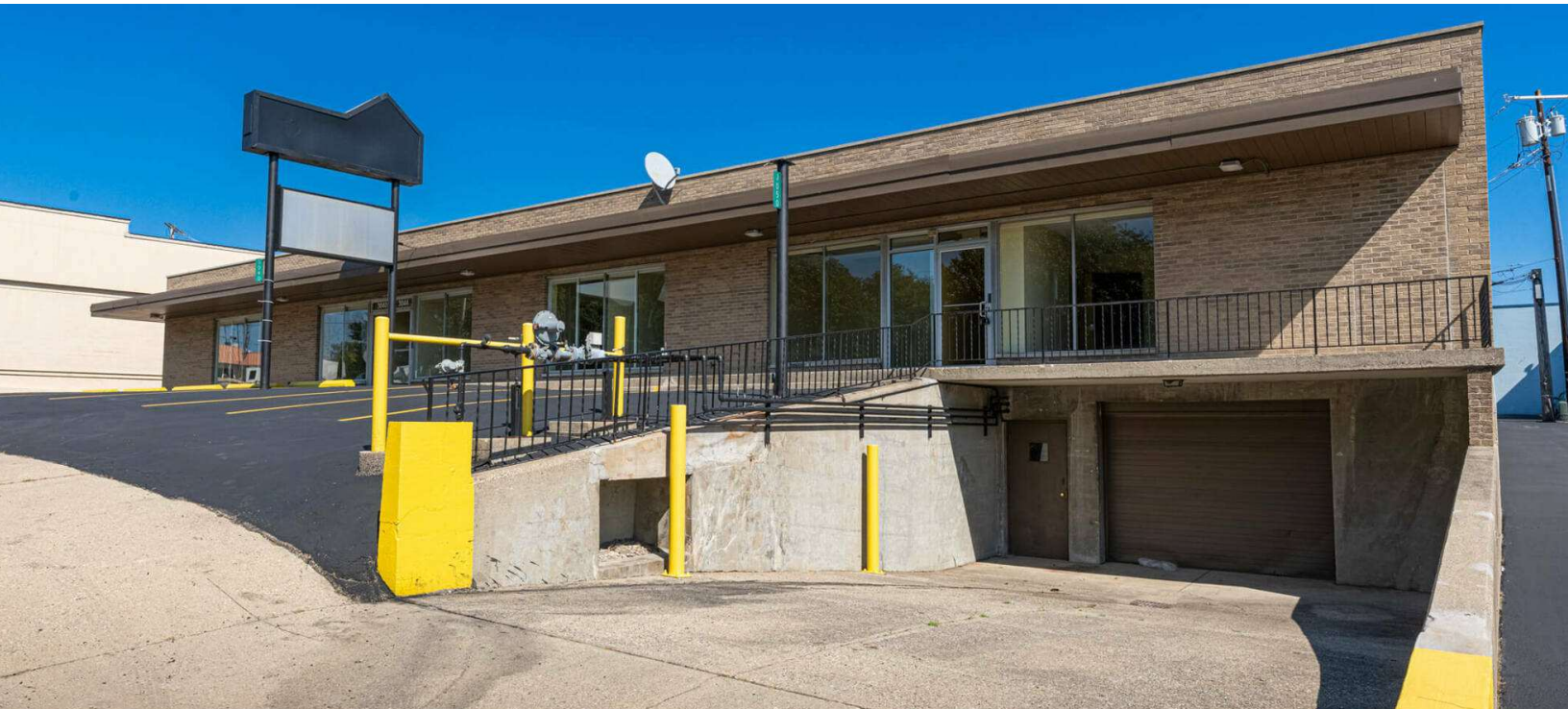
RETAIL SPACE FOR SALE

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Moraine, OH 45439

FOR SALE

Property Summary



## 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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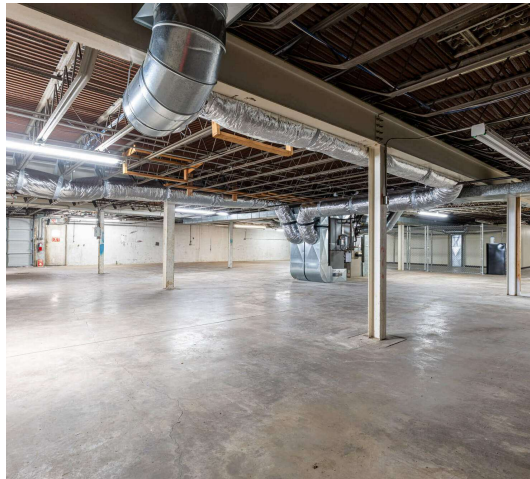
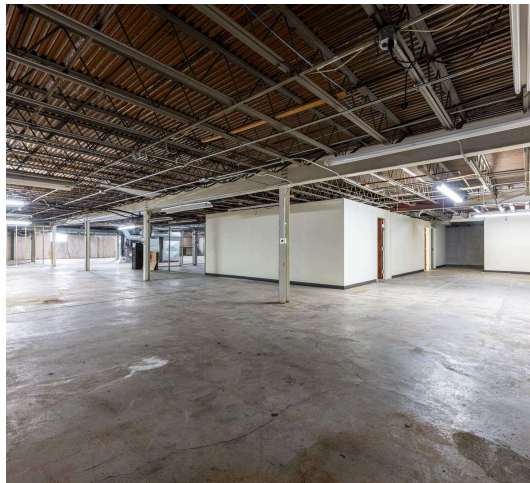
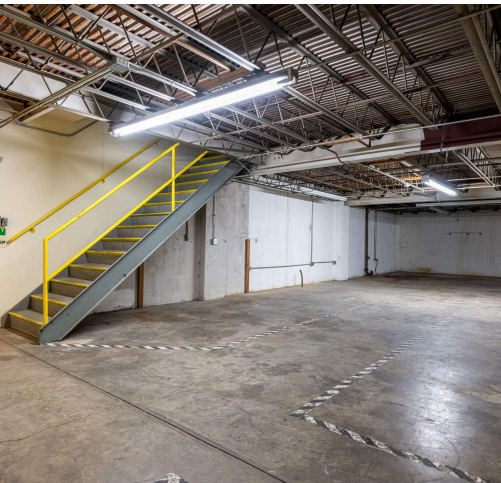


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Additional Photos



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[Additional Photos](#)



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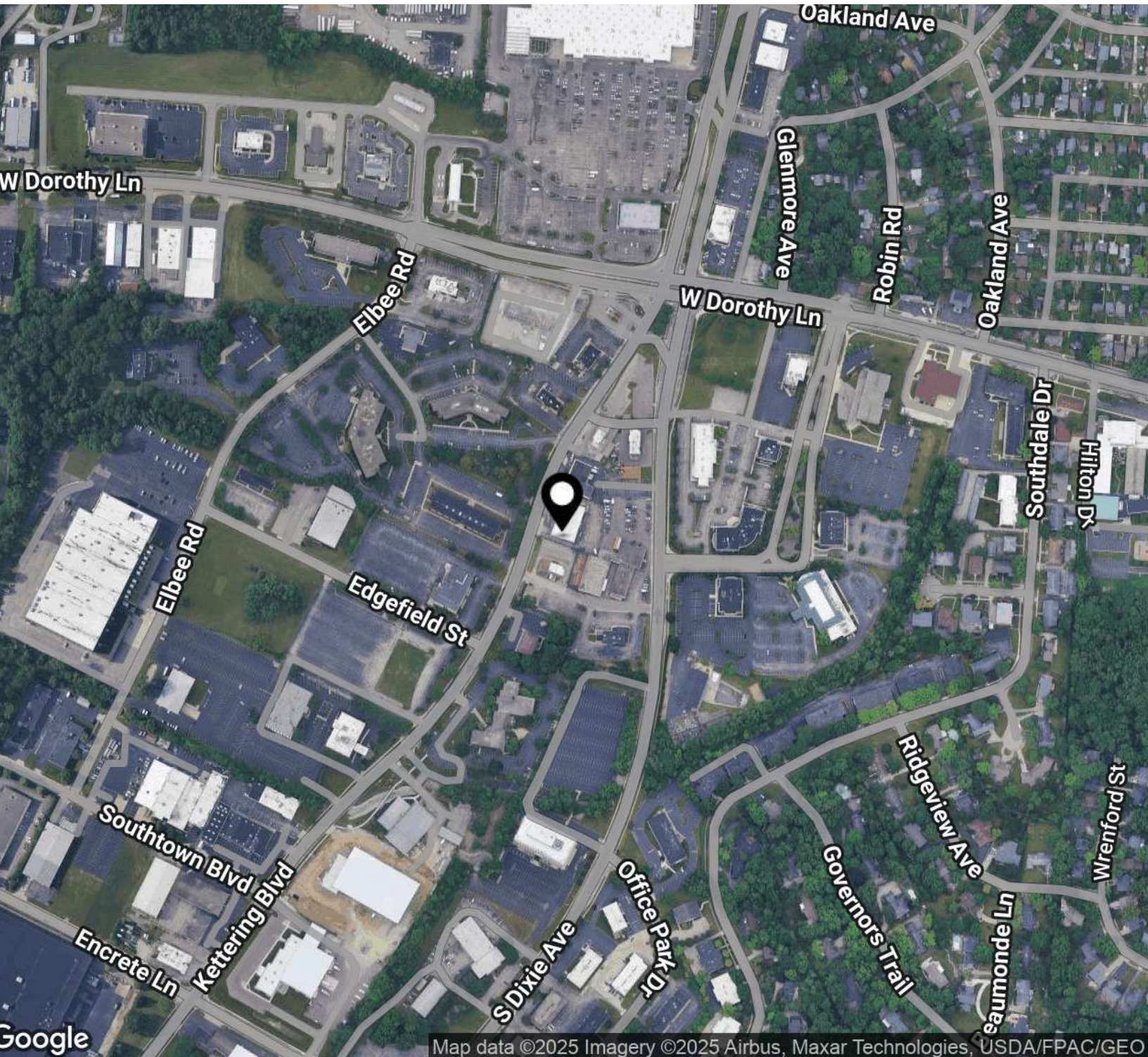


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Location Map



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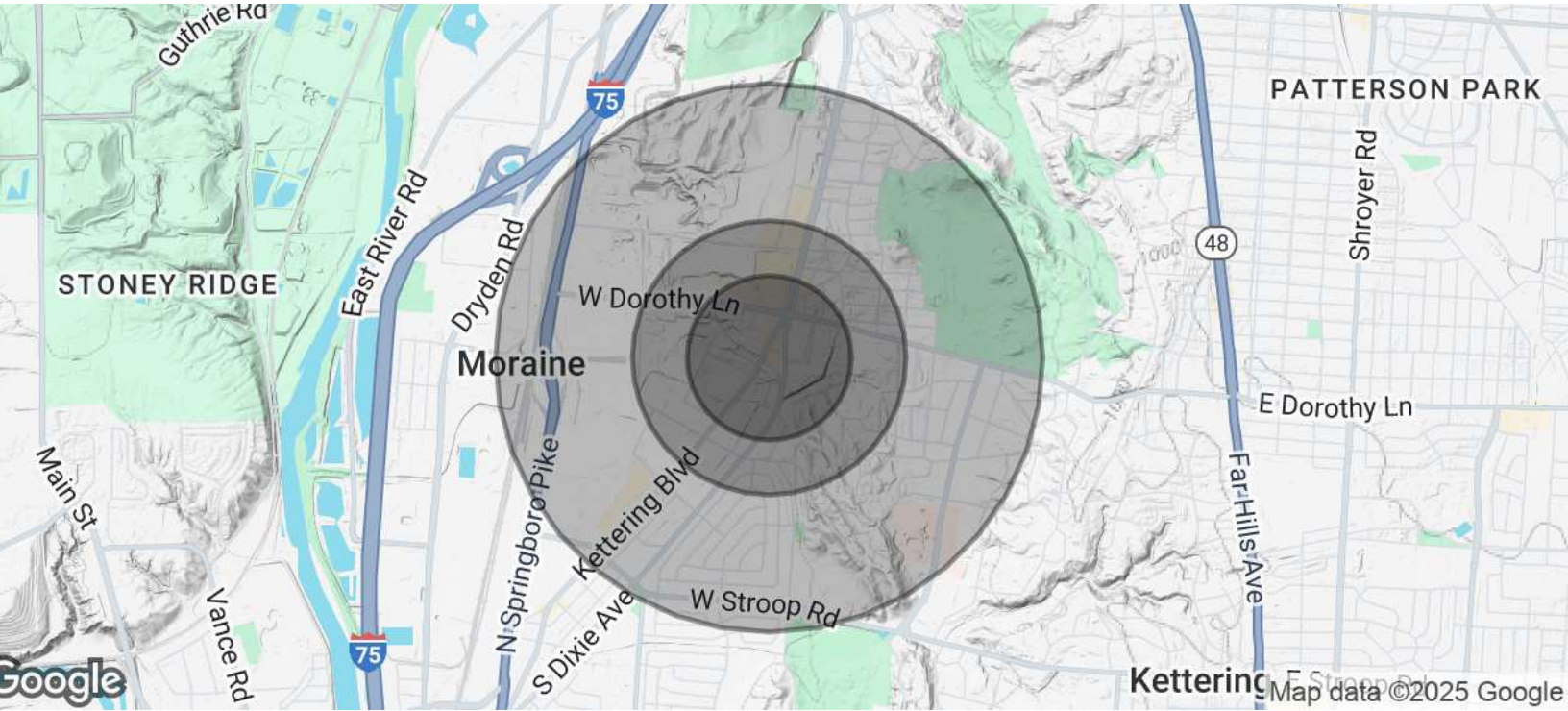


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Demographics Map & Report



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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