



# Crest

Commercial Realty

# Office

## FOR SALE

### 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

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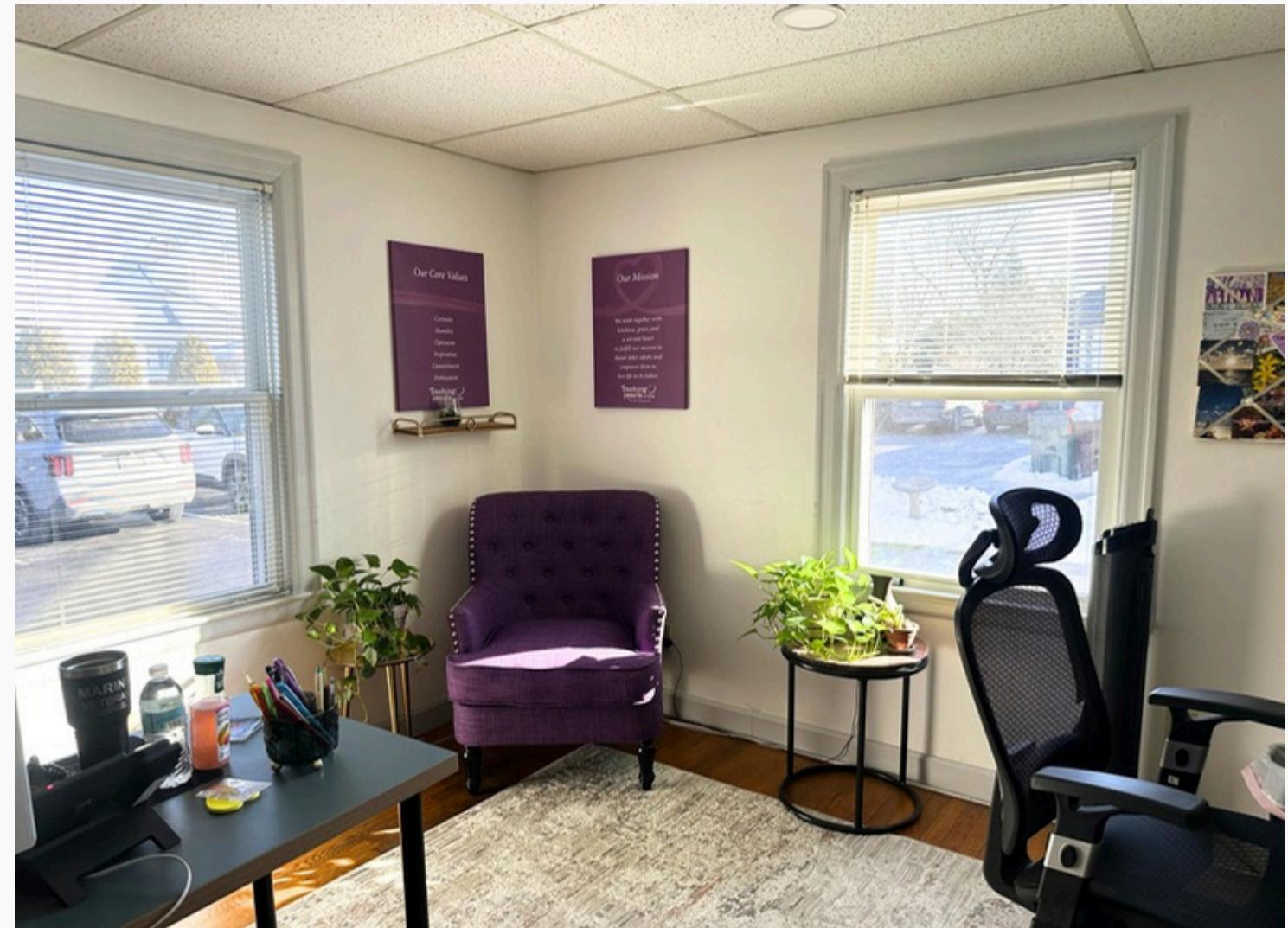




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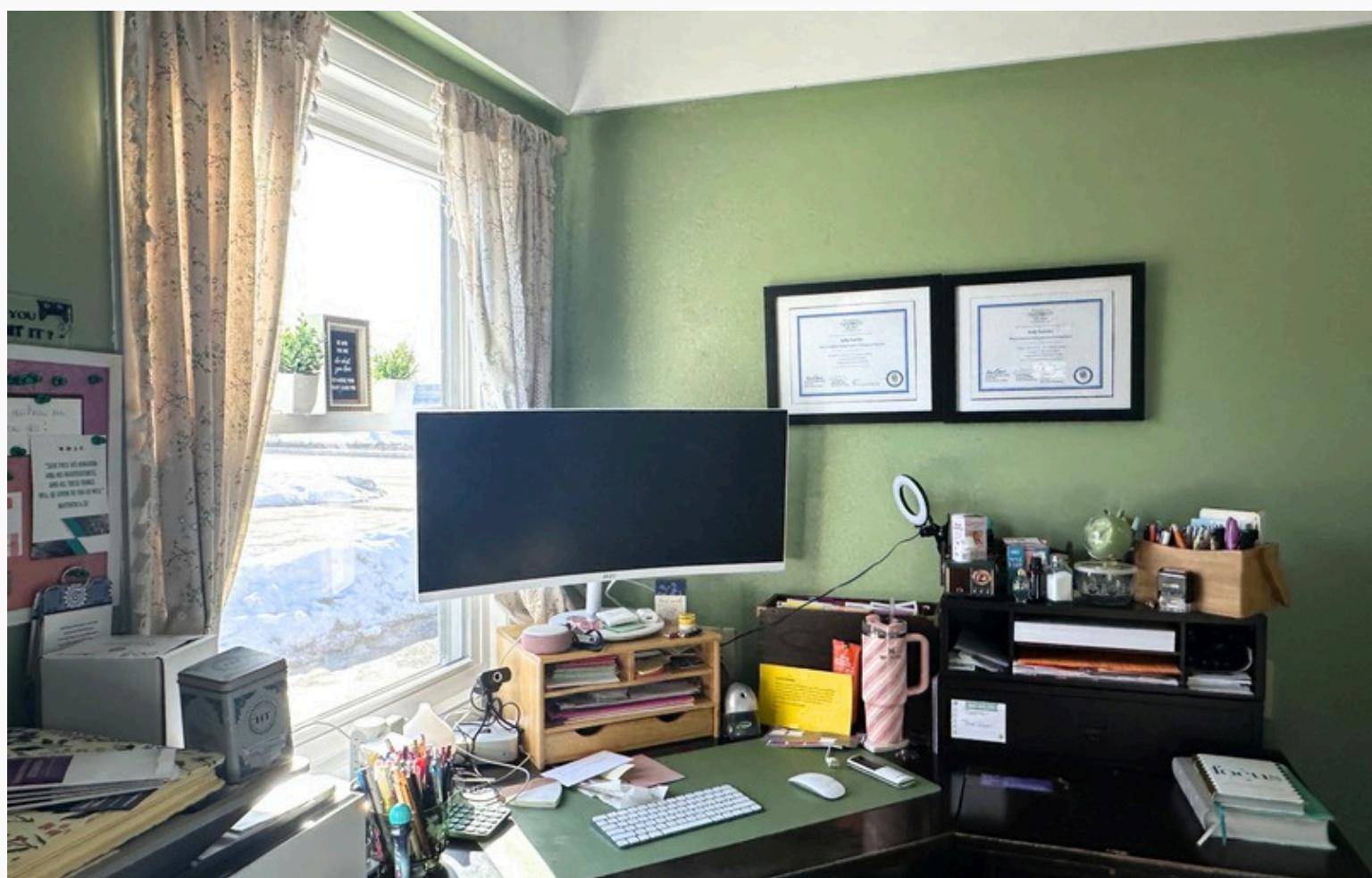
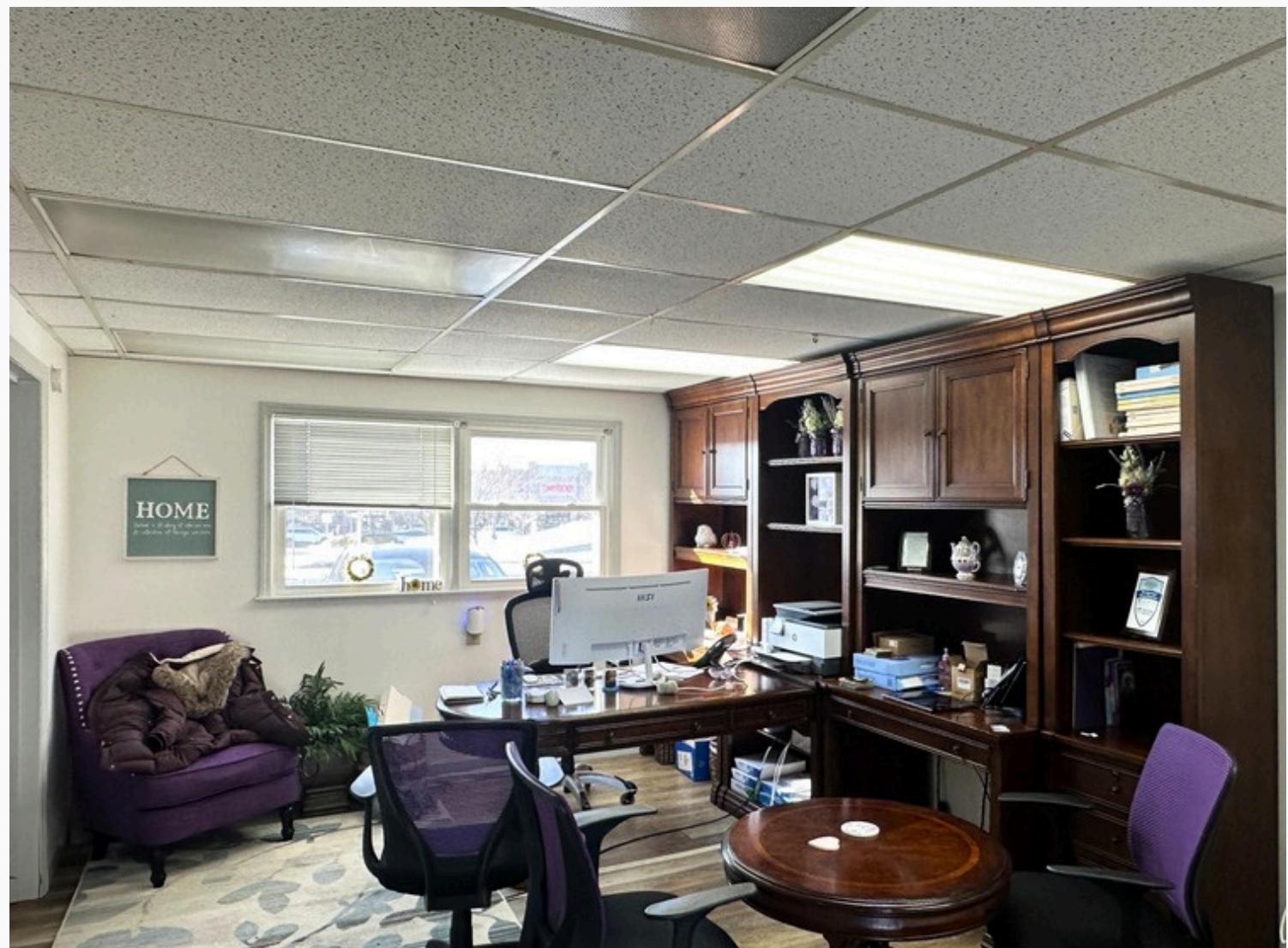
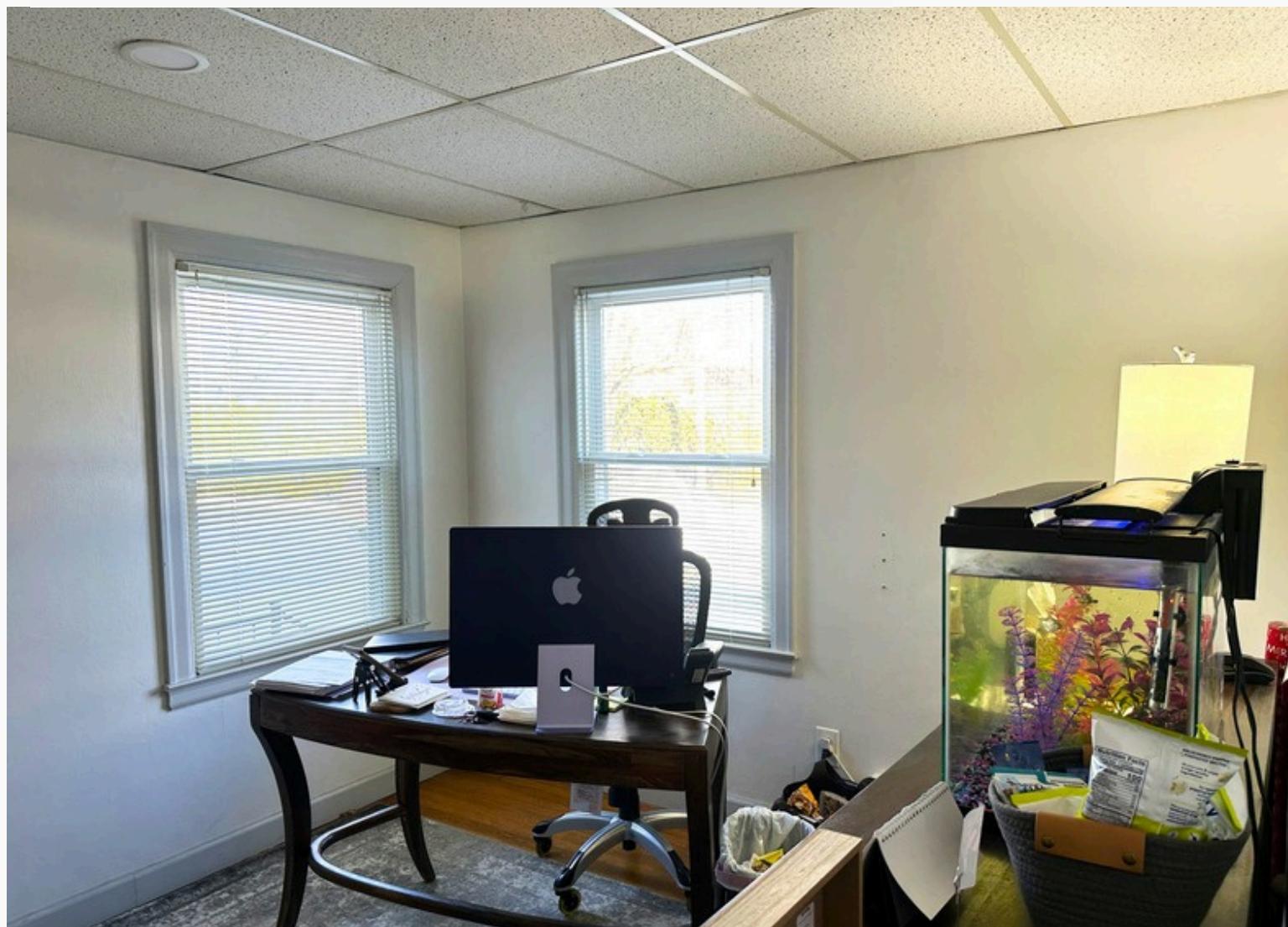
305 E Stroop Rd





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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