



## FOR SALE or LEASE | 5600 KENTSHIRE DR., SUITE 102 DAYTON, OH 45440

For Sale or Lease: First-Floor Office Condo at 5600 Kentshire Drive, Suite 102, Kettering, OH 45440

This exceptional first-floor office condo is available for sale or lease! Located in the heart of Kettering, Ohio, close to the Centerville border, this 1,925 SF modern space offers a strategic location, versatile layout, and low-maintenance convenience, making it an ideal choice for professional services, medical practices, or creative businesses.

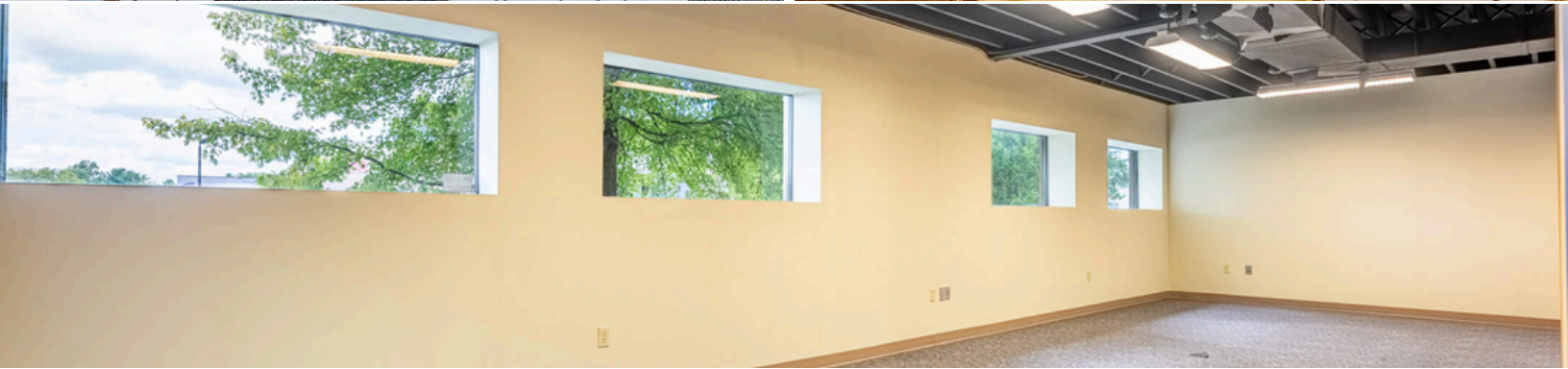
### Property Highlights:

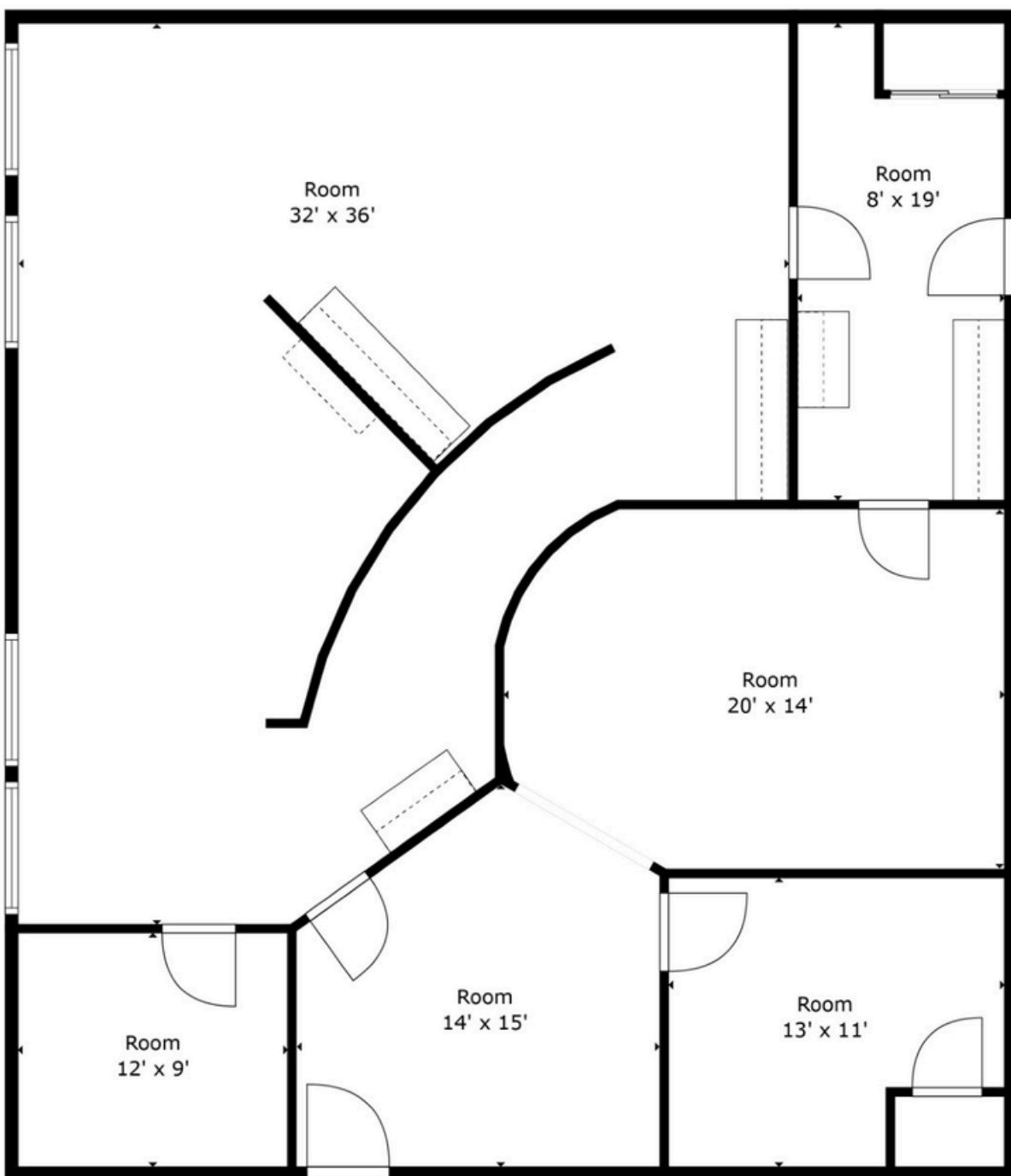
- **Prime First-Floor Access:** This 1,925 SF office condo is conveniently located on the ground floor, offering easy accessibility for clients and staff.
- **Spacious & Functional Layout:** Features a welcoming waiting room with a reception window, three private offices, a dedicated file/supplies room, and a large, versatile creative space perfect for work areas, group activities, or collaborative projects.
- **Strategic Location:** Positioned in Kettering's business corridor, near I-675 and SR 48 (Main Street), connecting to Dayton and beyond is quick and easy.
- **Shared Amenities:** Includes access to a shared kitchen/break room, enhancing employee comfort and convenience.
- **Ample Parking:** On-site parking lot accommodates clients, employees, and visitors with ease.
- **Low-Maintenance Ownership:** Part of a well-managed building with an active Owner's Association, ensuring hassle-free upkeep and exterior maintenance.
- **Modern & Move-In Ready:** Recently updated with high-quality flooring, neutral tones, and is ready to meet your business needs.

This turnkey office condo at 5600 Kentshire Drive, Suite 102, offers the perfect blend of functionality, accessibility, and professional appeal in one of Kettering's sought-after commercial districts.

**Offered at: \$98,000**

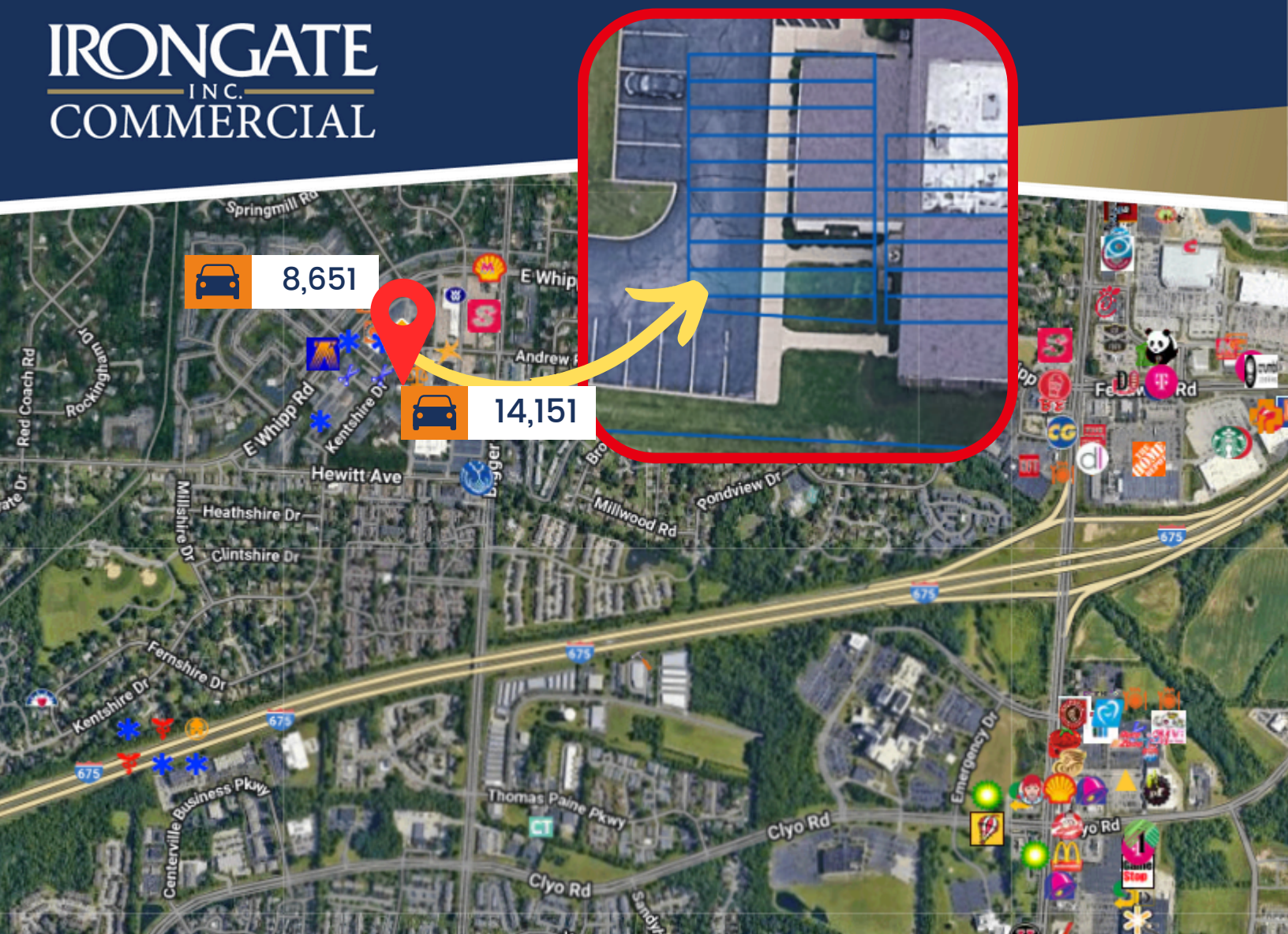






Sizes And Dimensions Are Approximate, Actual May Vary.





**5600 KENTSHIRE DR., SUITE 102  
DAYTON, OH 45440**

**FOR  
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2024 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	31,798	159,559	473,467
HOUSEHOLDS	14,151	70,198	196,920
HH INCOME	\$98,934	\$101,208	\$90,033



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