



— 2533-2537 FAR HILLS AVENUE, OAKWOOD, OH 45419 —

RETAIL/OFFICE SPACES | FOR LEASE

1,525-1,601 SqFt Available | Oakwood, Ohio

PROPERTY OVERVIEW

3CRE is proud to present a mixed-use property located at 2533-2537 Far Hills Avenue in the heart of Oakwood, Ohio. Available units range from 1,525 to 1,601 square feet and are currently in white box condition, offering a flexible blank canvas ready for custom build-out. Each space is ideal for a variety of office or retail uses—perfect for a professional office, café, coffee shop, boutique, or more. The building has recently undergone extensive renovations, including updated mechanical, electrical, and plumbing systems, as well as white-boxing throughout. Convenient parking is available behind the building, along with additional street parking for customers and clients.

Located just minutes from downtown Dayton, Oakwood is one of the area's most established and affluent communities. With strong demographics, high traffic counts, and proximity to the University of Dayton and major highways, it offers excellent visibility and long-term potential for commercial tenants.

PROPERTY FEATURES

- **Three Available Spaces:** 1,525 – 1,601 Square Feet
- **Space Condition:** Fully renovated white box spaces, ready for customization.
- **First Floor:** \$24.00/SF/YR (NNN)
- **Second Floor:** \$15.00/SF/YR (NNN)
- Private on-site parking lot | Additional public street parking
- Prominent signage opportunities available
- Located in a high-traffic retail corridor with strong demographics and retail spending






FAR HILLS AVENUE
20,217 VEHICLES PER DAY

 **SUBJECT SITE**
2533-2537 Far Hills Ave



UPS
National Shipping Store

CHICAGO TITLE
Regional Title Company

GOODWILL
Department Store

GREATER'S
Ice Cream Shop

OAKWOOD CLUB
Upscale Steakhouse

CHICO'S
Department Store

HUNTINGTON BANK
Bank

STARBUCKS
National Coffee Shop

SPICY OLVIE
Gourmet Grocery Store

MARIA GOSSARD DESIGNS
High-End Design Store

MINDFUL PILATES
Pilates Studio

MR. EYE DOCTOR
Eye Doctor's Office

TALBOTS
Department Store

SUBJECT SITE
2533-2537 Far Hills Ave

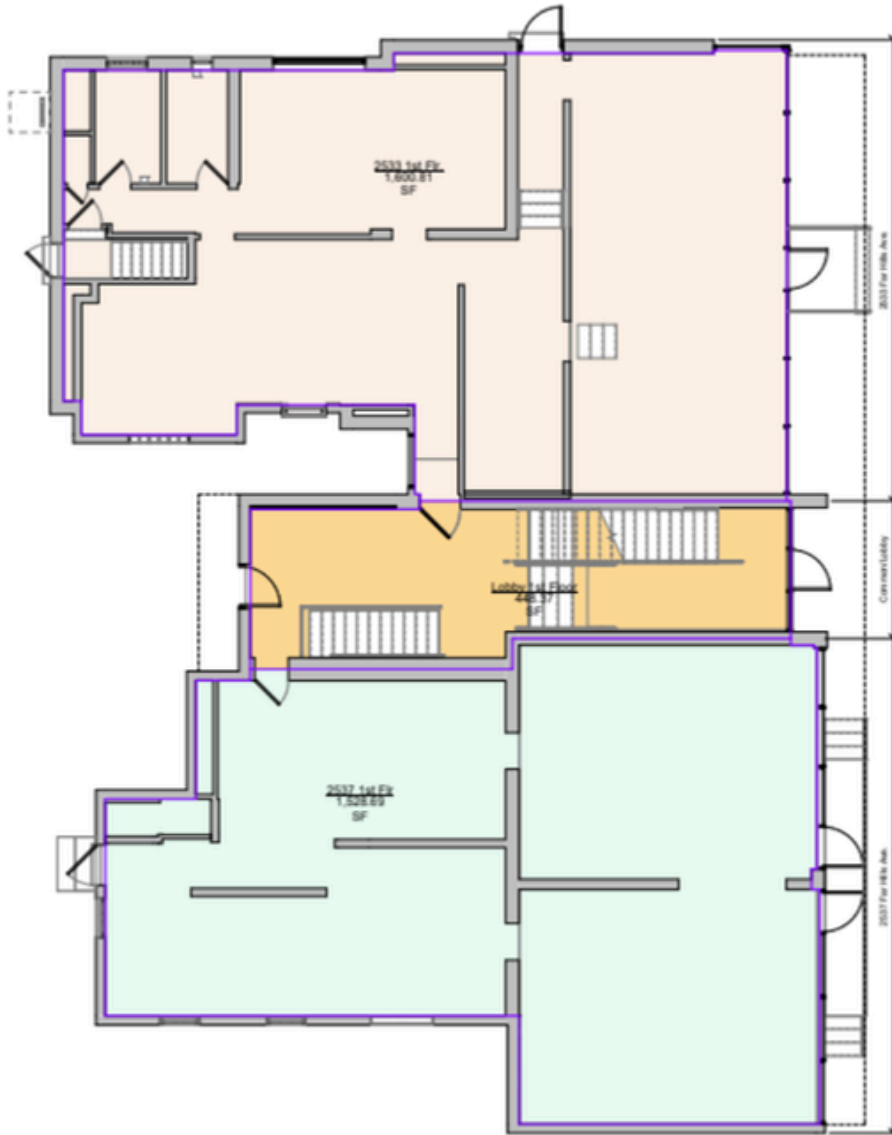
DOROTHY LANE MARKET
High-End Grocery Store

FAR HILLS AVENUE
20,217 VEHICLES PER DAY

DENSE RESIDENTIAL AREA

Building Area Legend

- 2533 1st Flr.
- 2537 1st Flr
- Lobby 1st Floor

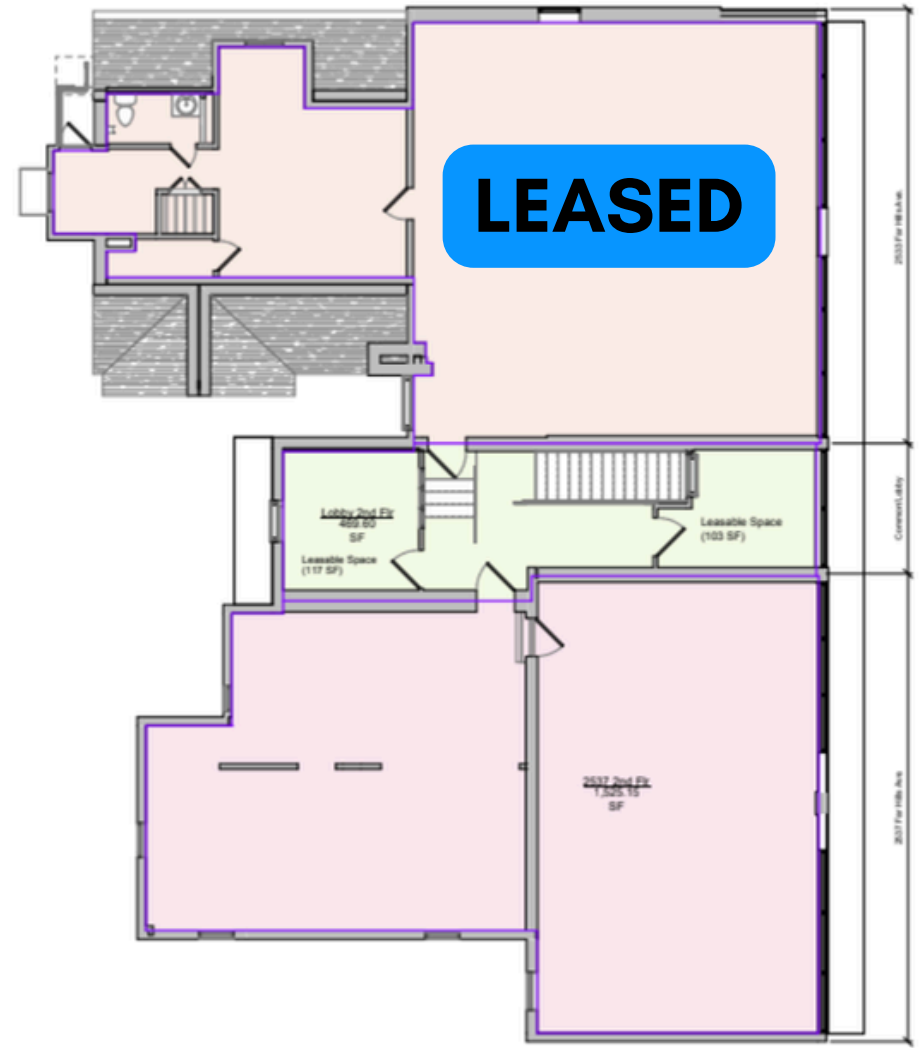


1 FIRST FLOOR

Scale: 3/16" = 1'-0"

Building Area Legend

- 2533 2nd Flr
- 2537 2nd Flr
- Lobby 2nd Flr



2 SECOND FLOOR

Scale: 3/16" = 1'-0"



FIRST FLOOR | SPACE (A)

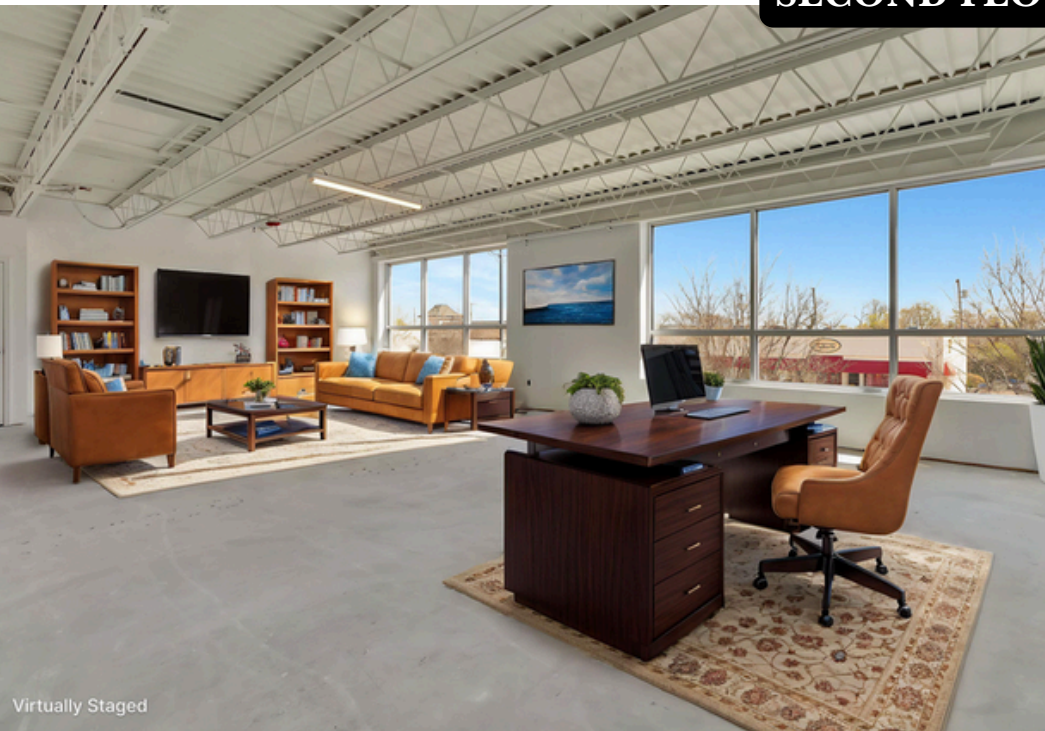


FIRST FLOOR | SPACE (B)





SECOND FLOOR | SPACE (A)



Virtually Staged

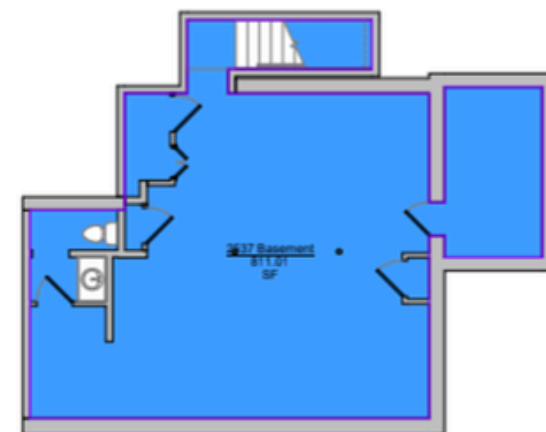
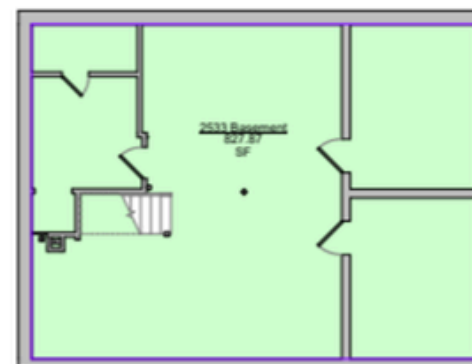
Virtually Staged





Building Area Legend

- 2533 Basement
- 2537 Basement





	1 MILE	3 MILE	5 MILE
POPULATION	12,363	92,199	223,202
AVERAGE HOUSEHOLD INCOME	\$112,707	\$82,096	\$74,921
NUMBER OF HOUSEHOLDS	5,581	38,816	96,235
MEDIAN AGE	40.4	36.1	38
TOTAL BUSINESSES	372	6,783	15,470
TOTAL EMPLOYEES	3,891	53,916	144,465



Oakwood

OHIO

**OVER \$1 BILLION
DOLLARS IN
DEVELOPMENT**

DAYTON, OHIO

Oakwood, Ohio, a suburban city in Montgomery County, offers a blend of residential charm and proximity to Dayton, making it appealing for many types of businesses. While primarily residential, Oakwood's location provides opportunities for small businesses, retail shops, and professional offices that cater to local residents and the broader Dayton area. The city's high quality of life and proximity to Dayton's business infrastructure create a favorable environment for office spaces, mixed-use developments, and community-focused businesses. Commercial real estate in Oakwood benefits from its strategic position, offering a suburban setting with easy access to urban amenities.

Dayton, Ohio, is transforming into a Midwest hub for innovation and growth, driven by industries like aerospace, advanced manufacturing, and technology. Anchored by Wright-Patterson Air Force Base, the city is emerging as a leader in defense and digital manufacturing. Downtown revitalization projects like the Water Street District and Dayton Arcade are adding commercial, residential, and green spaces, attracting young professionals and families with an affordable housing market and strong job growth.

DAYTON ACCOLADES

#36 In National Universities

University of Dayton (US NEWS)

**#4 Best City for Young
Professionals**

Dayton Daily News

Top Tech City in Ohio:

Site Selection Magazine - "Top 10
Tech Cities in Ohio"

**Top 50 Cities for Economic
Growth:**

Forbes - "Best Cities for Economic
Growth"

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