



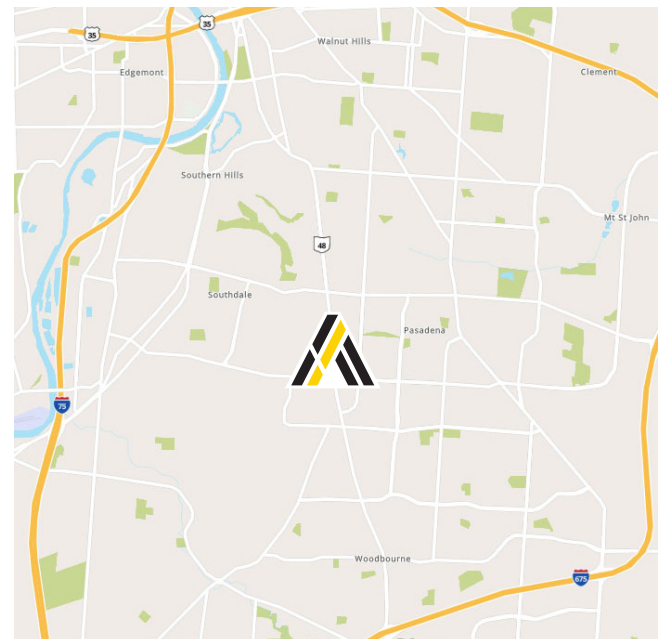
4027 Far Hills Avenue

Kettering, Ohio 45429

LEASE RATE:
\$20.00 PSF NNN

Property Highlights

- 21,234± SF of prime retail space in a highly sought-after location.
- **Suite Availability:** Multiple suites available, ranging from 1,290± SF to 1,650± SF of contiguous space.
- **Prime Location:** Nestled in a vibrant, high-density residential area, ensuring a constant flow of potential customers and foot traffic.
- **High Traffic Visibility:** Direct exposure to over 18,000 cars per day on Stroop Road and 21,000 cars per day on Far Hills Ave, offering exceptional visibility and access.
- **Strong Local Demographics:** Surrounded by a well-established and growing community. Conveniently located near key destinations, including the Kettering Health Main Campus, Town & Country Shopping Center, NCR, Moraine Country Club, and the University of Dayton.



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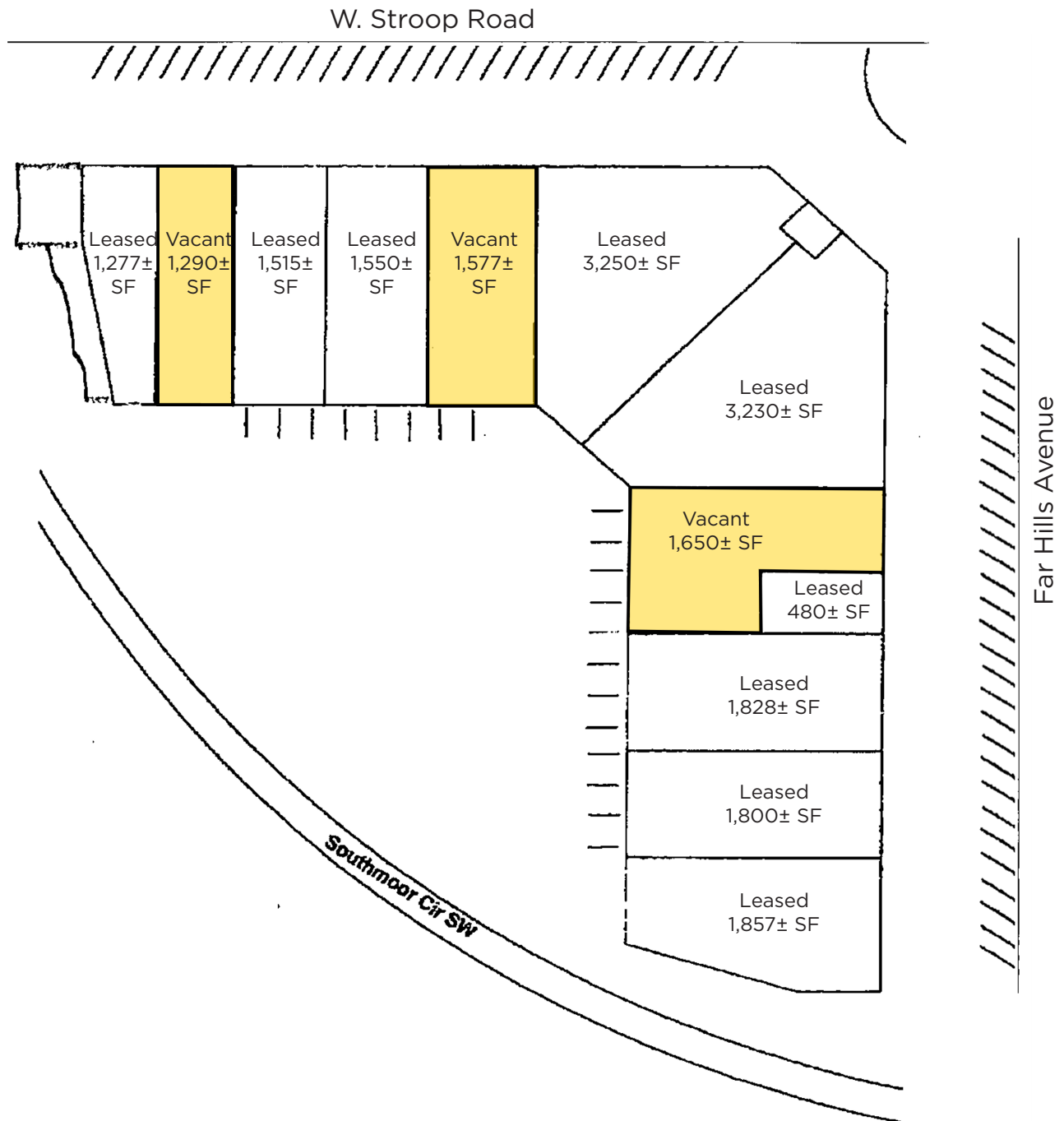
Demographics

	1 Mile	3 Mile	5 Mile
Total Population	10,116	82,295	207,349
Total Households	4,977	37,516	91,907
University of Dayton	11,600+ Total enrollment		
Kettering Main Campus	13,000+ Employees		

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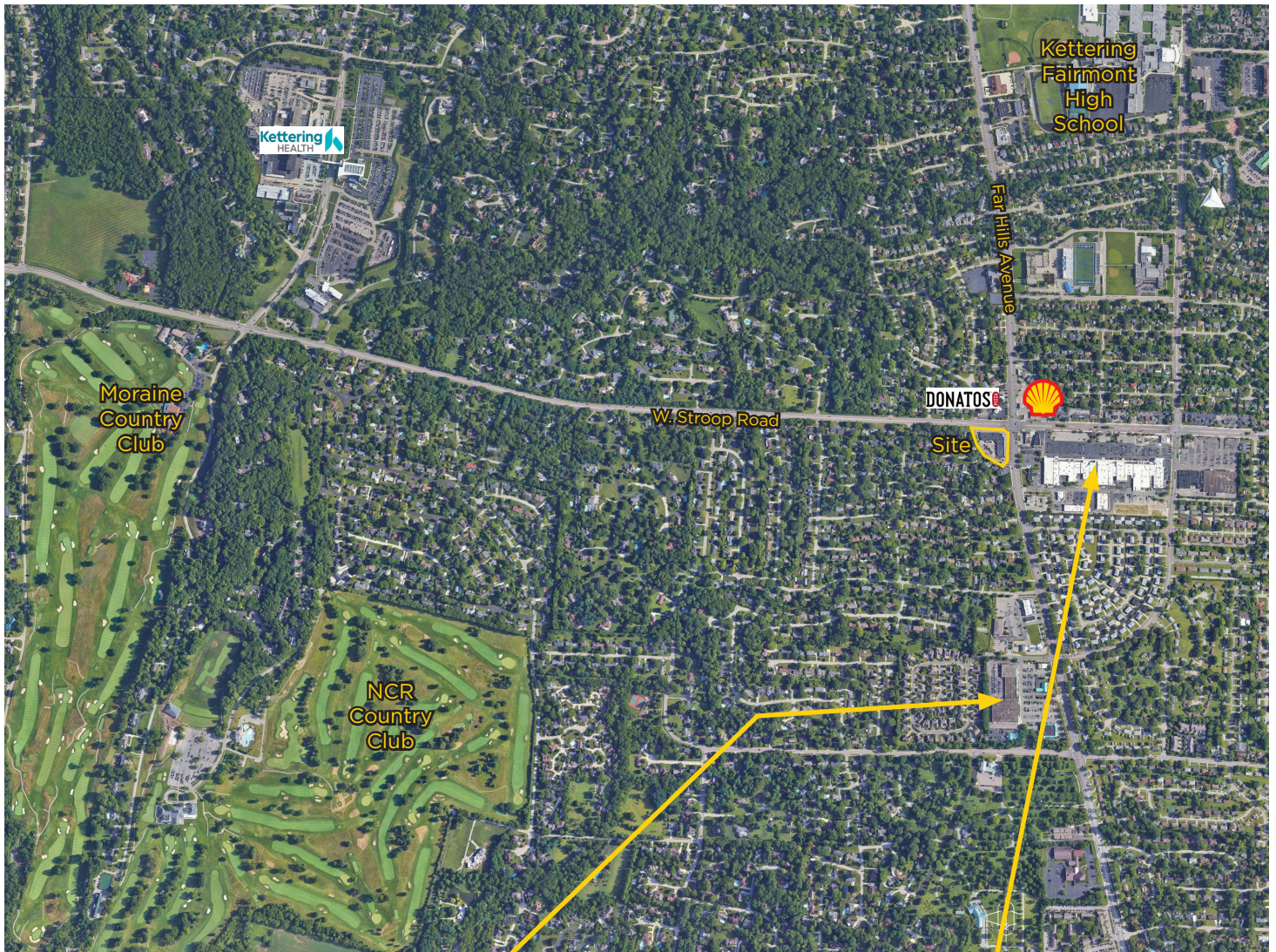
Floor Plan



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Aerial



Barry Bagels
Chipotle
Firehouse Subs
Piada
First Financial Bank
Key Bank
Walgreens

Town & County

BW3	Fifth Third Bank
Chick-fil-A	PNC Bank
Figlio Pizza	Five Below
First Watch	Kroger
Marions Piazza	Petco
Panera Bread	Trader Joe's
XO Boba and Tea	