



PESOLA
ADVISORS GROUP



COLDWELL BANKER
COMMERCIAL



2533-2537 FAR HILLS AVENUE, OAKWOOD, OH 45419

RETAIL/OFFICE SPACES | FOR LEASE

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

PROPERTY OVERVIEW

Pesola Advisors 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:** \$22.00/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

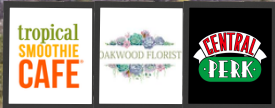




SUBJECT SITE
2533-2537 Far Hills Ave

FAR HILLS AVENUE
20,217 VEHICLES PER DAY





UPS
National Shipping Store

CHICAGO TITLE
Regional Title Company

GOODWILL
Department Store

GREATER'S
Ice Cream Shop

HUNTINGTON BANK
Bank

OAKWOOD CLUB
Upscale Steakhouse

CHICOS
Department Store



DENSE RESIDENTIAL AREA

MARIA GOSSARD DESIGNS
High-End Design Store

STARBUCKS
National Coffee Shop

SPICY OLVIE
Gourmet Grocery Store

MINDFUL PILATES
Pilates Studio

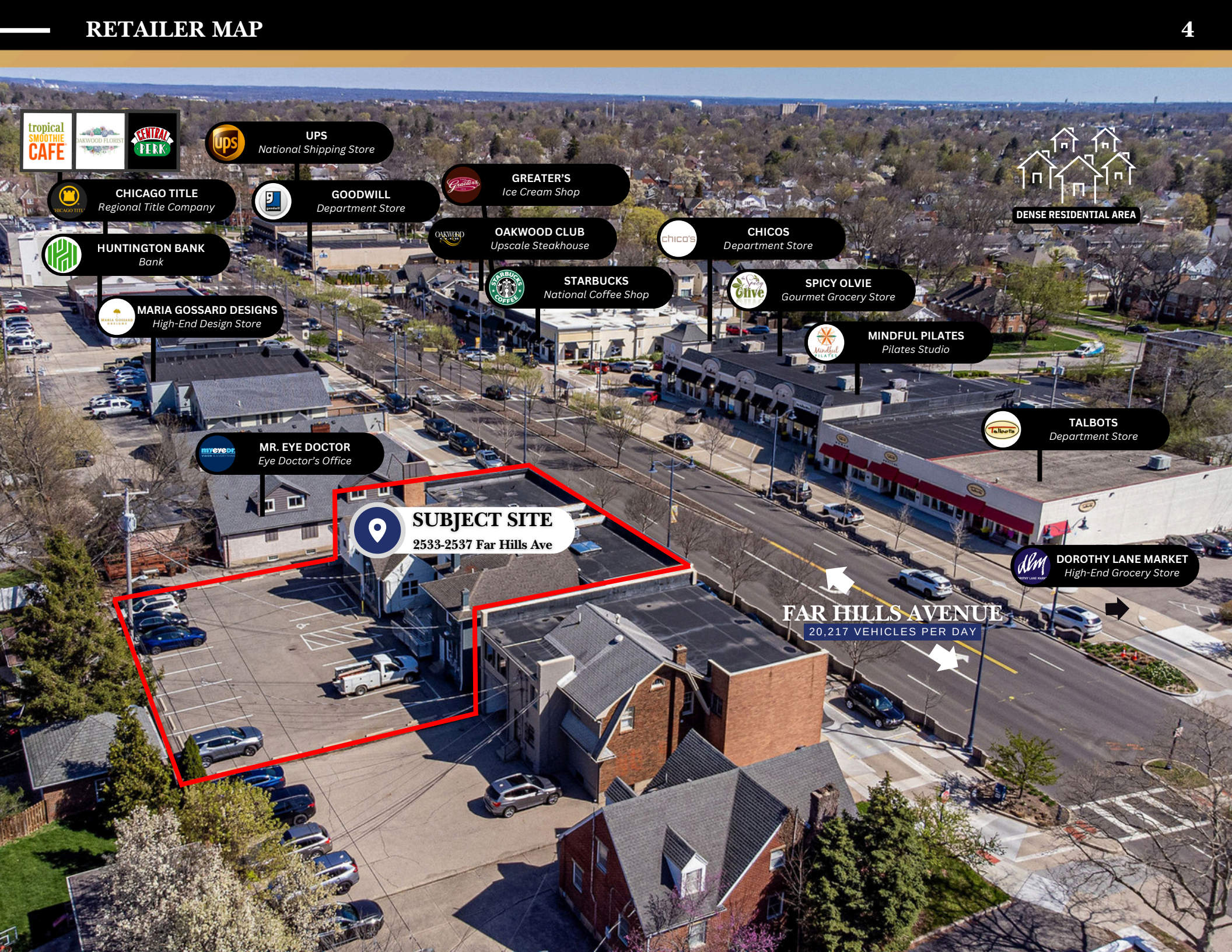
MR. EYE DOCTOR
Eye Doctor's Office

TALBOTS
Department Store

SUBJECT SITE
2533-2537 Far Hills Ave

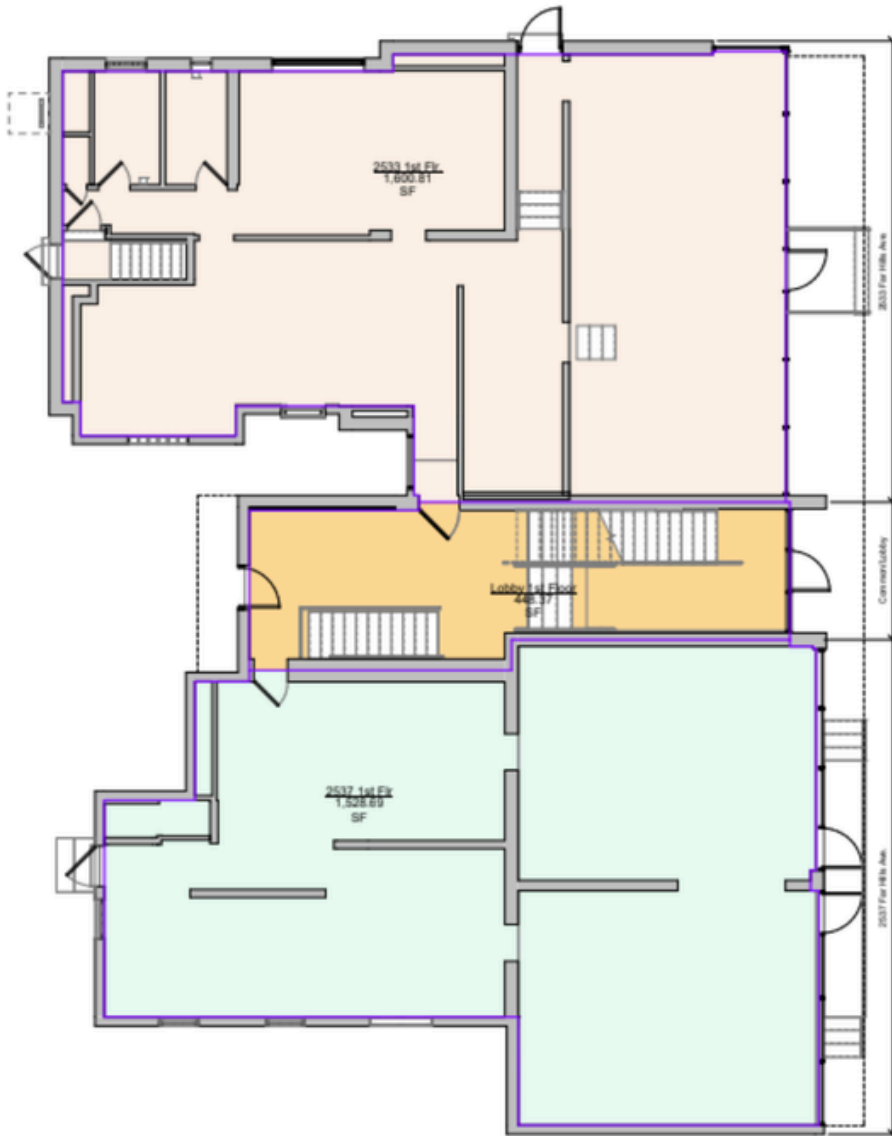
DOROTHY LANE MARKET
High-End Grocery Store

FAR HILLS AVENUE
20,217 VEHICLES PER DAY



Building Area Legend

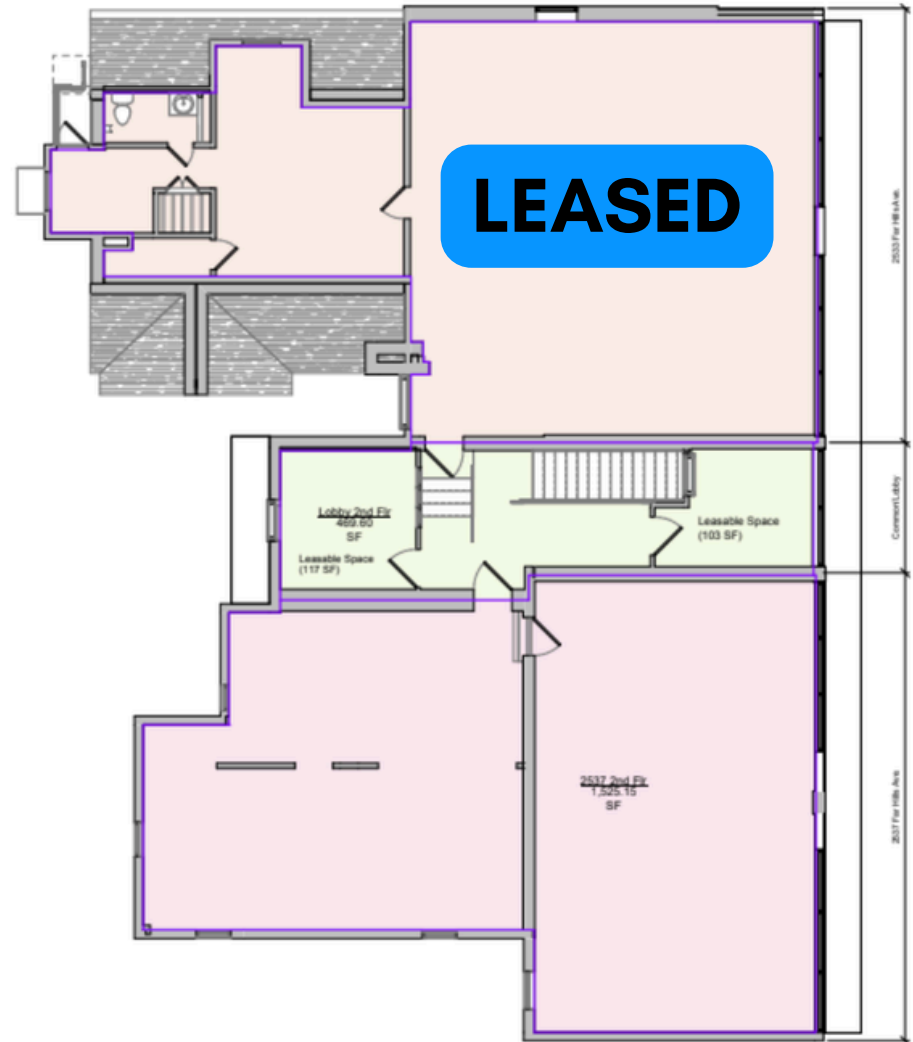
- 2533 1st Fir.
- 2537 1st Fir
- Lobby 1st Floor



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

Building Area Legend

- 2533 2nd Fir
- 2537 2nd Fir
- Lobby 2nd Fir



2 SECOND FLOOR
Scale: 3/16" = 1'-0"



FIRST FLOOR | SPACE (A)

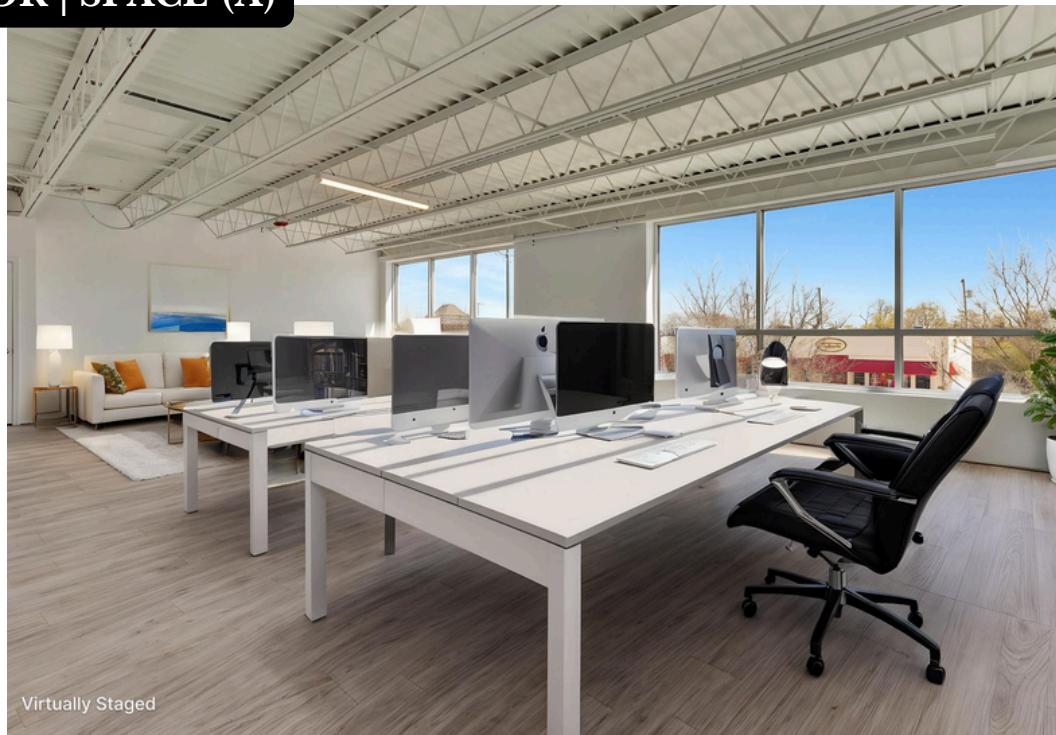
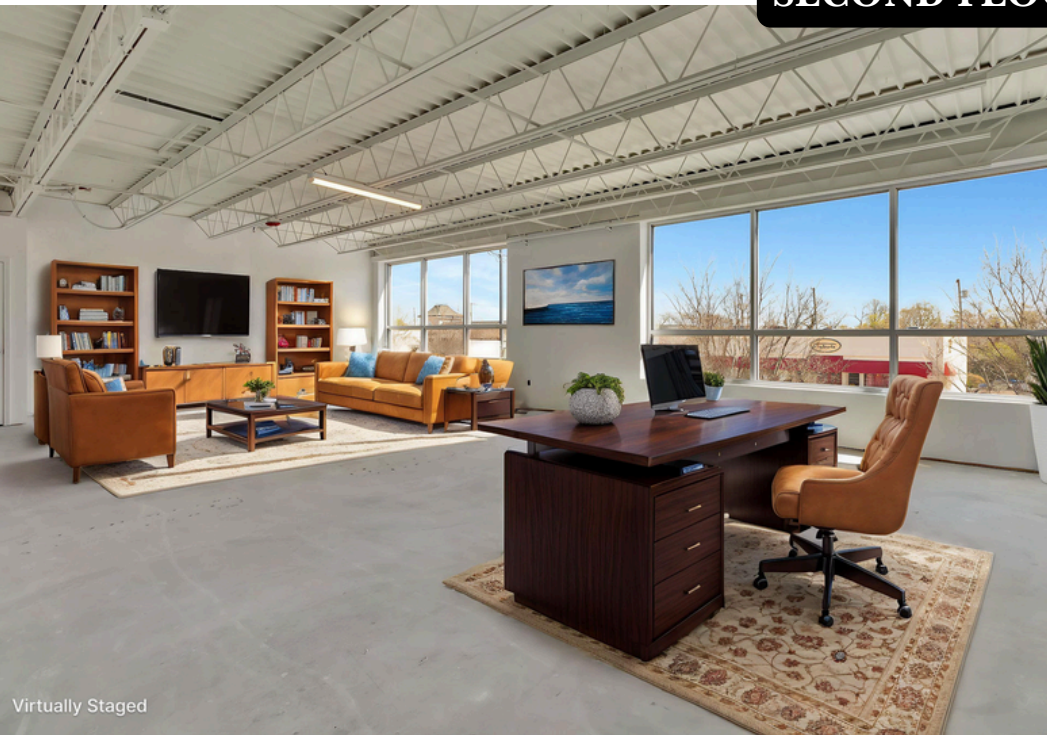


FIRST FLOOR | SPACE (B)





SECOND FLOOR | SPACE (A)



Virtually Staged

Virtually Staged

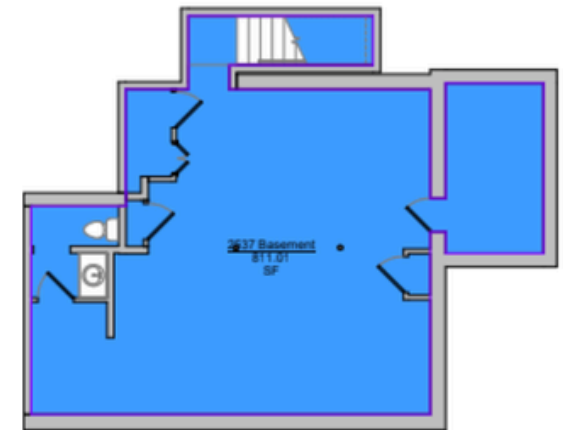
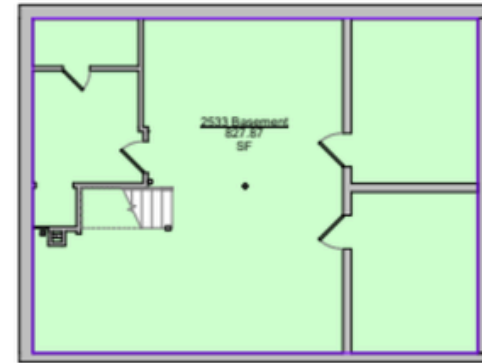


2533-2537 FAR HILLS AVENUE



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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Pesola Advisors is a commercial real estate team with Coldwell Banker Commercial, specializing in strategic advisory, leasing, and investment sales. The group focuses on delivering tailored solutions to landlords, tenants, and investors by combining market expertise with a hands-on, deal-driven approach. Pesola Advisors is committed to maximizing value for clients through thoughtful execution, strong relationships, and a deep understanding of local market dynamics.

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3CRE Advisors is a multi-state firm specializing in Commercial Real Estate Brokerage, Leasing, Property Management, Capital Markets, and Business Brokering. Our Retail Services Group is ready to assist with all your retail real estate needs. Connect with us at any of our office locations or visit us online at www.3CRE.com.



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