



**FOR LEASE!**  
**\$12/SF/YEAR**

**3030 Kettering Blvd. Unit C  
Moraine, OH 45439**



**HIGH-TRAFFIC RETAIL LOCATION IN MORAINE!**

**PROPERTY FEATURES:**

- **New Neighbors Include the Blueberry Cafe, Walmart, and Many Fast Food Chains**
- **2400 SF- Divisible into 1800 SF and 700 SF Available**
- **Zoned B-1\***
- **Signage Opportunity On Building and Freestanding**



Bob Caperna  
bcaperna@bcaperna.com  
937.470.0046

Nanea Llacuna  
NaneaLlacuna@HowardHanna.com  
937-409-3214

[www.MiamiValleyCRE.com](http://www.MiamiValleyCRE.com)



## Fact Sheet

<b>Address:</b>	3030 Kettering BLVD. STE C Moraine, OH 45439
<b>Price:</b>	\$1800-2400/Month
<b>Service Type:</b>	Modified Gross
<b>Lease Term</b>	3 Year Minimum
<b>County:</b>	Montgomery
<b>City:</b>	Moraine
<b>Space Size:</b>	1,800-2400 SF
<b>Zoning:</b>	B-1, Neighborhood Business, Please confirm zoning and use with Moraine Zoning, 937-535-1039*
<b>Available Date:</b>	NOW

### Property Description:

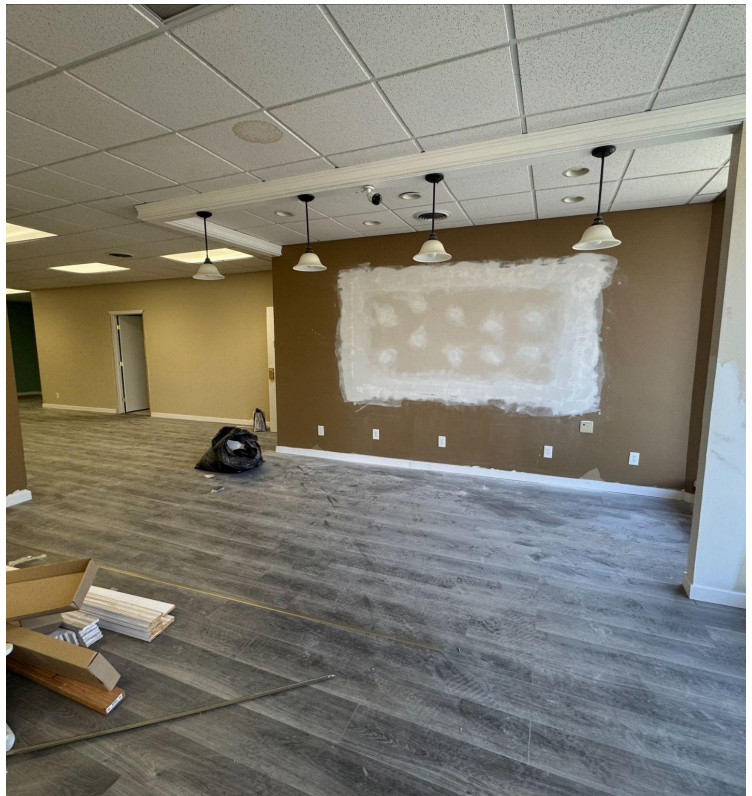
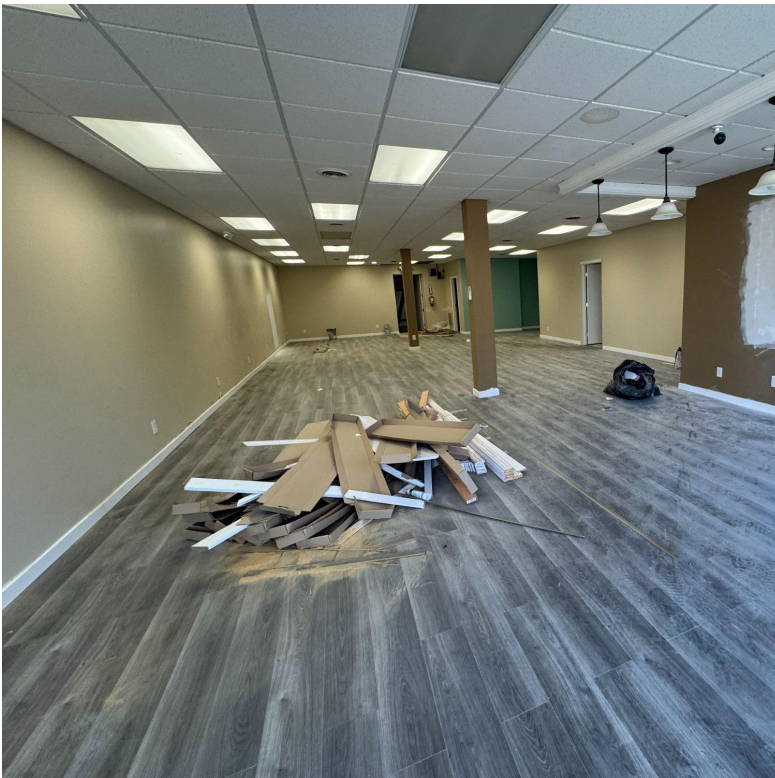
This versatile 2,400 SF retail space, divisible into 1,800 SF and 700 SF, is located in a high-traffic area with prime visibility near popular destinations like the Blueberry Cafe, Walmart, and several fast food chains. Zoned B-1, the property is ideal for a wide range of commercial uses, from retail shops to beauty services. With excellent signage opportunities both on the building and off, this space offers businesses an unbeatable chance to attract attention from steady local traffic. Whether you're looking to open a tattoo parlor, beauty shop, or other retail ventures, this property's location and flexibility provide endless potential.



Bob Caperna  
bcaperna@bcaperna.com  
937.470.0046

Nanea Llacuna  
NaneaLlacuna@HowardHanna.com  
937-409-3214

[www.MiamiValleyCRE.com](http://www.MiamiValleyCRE.com)









Real Estate Services



GREAT LOCATION!



Bob Caperna
bcaperna@bcaperna.com
937.470.0046

Nanea Llacuna
NaneaLlacuna@HowardHanna.com
937-409-3214

www.MiamiValleyCRE.com