

Office/Retail Space for Lease

RICHARD
FLAGEL REALTY
INC.
 RETAIL • OFFICE
 SALES • LEASING • MANAGEMENT



Kettering Professional Building 10 Southmoor Circle NW Kettering, Ohio

Elden Young
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575 sf - 1,600 sf Office Space
1,650 sf Retail Space

Signage available on building with visibility from Far Hills Ave.

Near the busiest intersection in Kettering
 Far Hills Avenue & Stroop Road

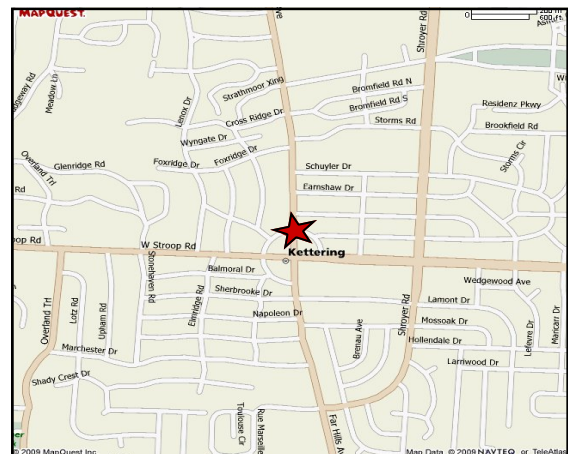
Traffic Counts:

SR 48 (Main St.) - 24,802 cars/day
 W. Stroop Rd. - 22,200 cars/day

Over 164,799 employees within a five mile radius

Over \$300,000 in updates in the past two years

1,650 sf Retail Space facing Far Hills Ave.
 1,600 sf Office Space with many windows facing Far Hills Ave.
 575 sf Office Space facing Stroop Rd.



Demographics:	<u>Average</u>
<u>Population</u>	<u>Household Income</u>
1 Mile - 10,492	1 Mile - \$ 82,695
3 Mile - 82,485	3 Mile - \$ 80,424
5 Mile - 206,420	5 Mile - \$ 70,374

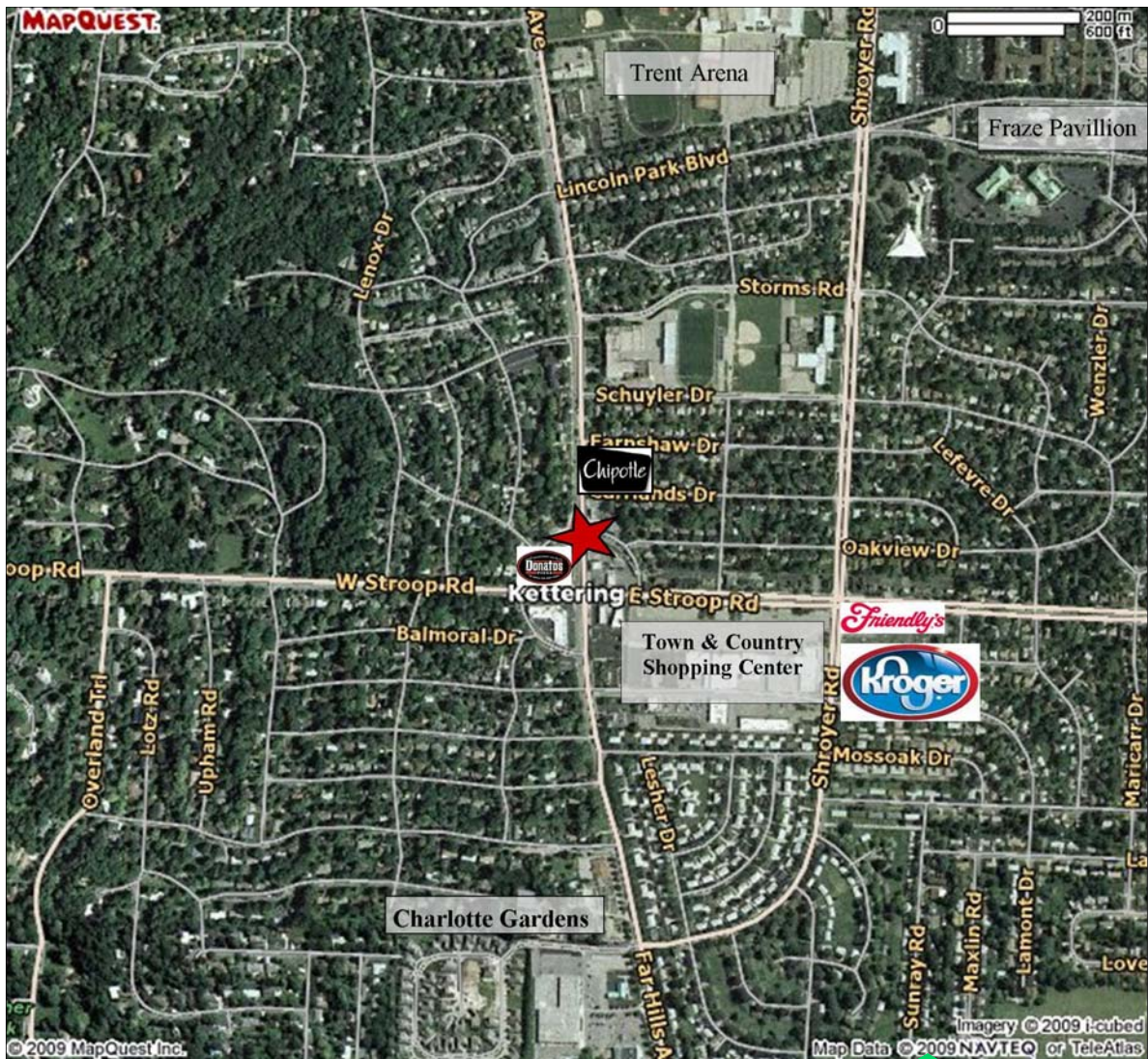


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Member
 International Council of Shopping Centers

575 sf - 1,650 sf Office/Retail Available



Signage opportunity on Far Hills Ave

Office/Retail Space Available Near the Intersection of Far Hills Ave. and Stroop Rd.