

Office Space for Lease

**RICHARD
FLAGEL REALTY
INC.**
RETAIL • OFFICE
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Rahn Fountain Plaza
28 E. Rahn Rd.
Kettering, OH 45429

200 sf - 1,319 sf available

Corner of E. Rahn Rd. & Far Hills Ave.

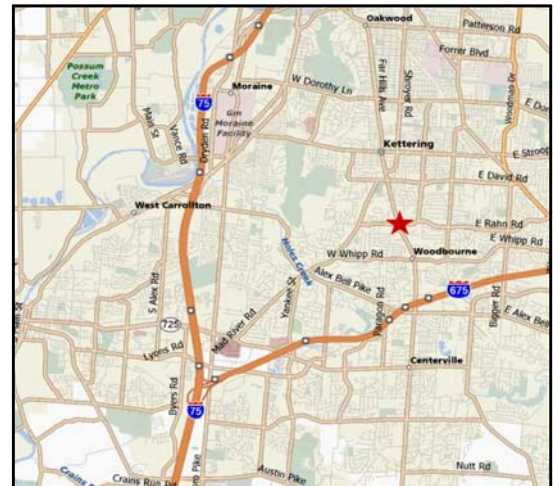
Easy access to I-675/I-75

Over 30 restaurants within 2 mile radius

Rent includes utilities and janitorial

Tenant Improvement Allowance -

Available to qualified tenants



Demographics:

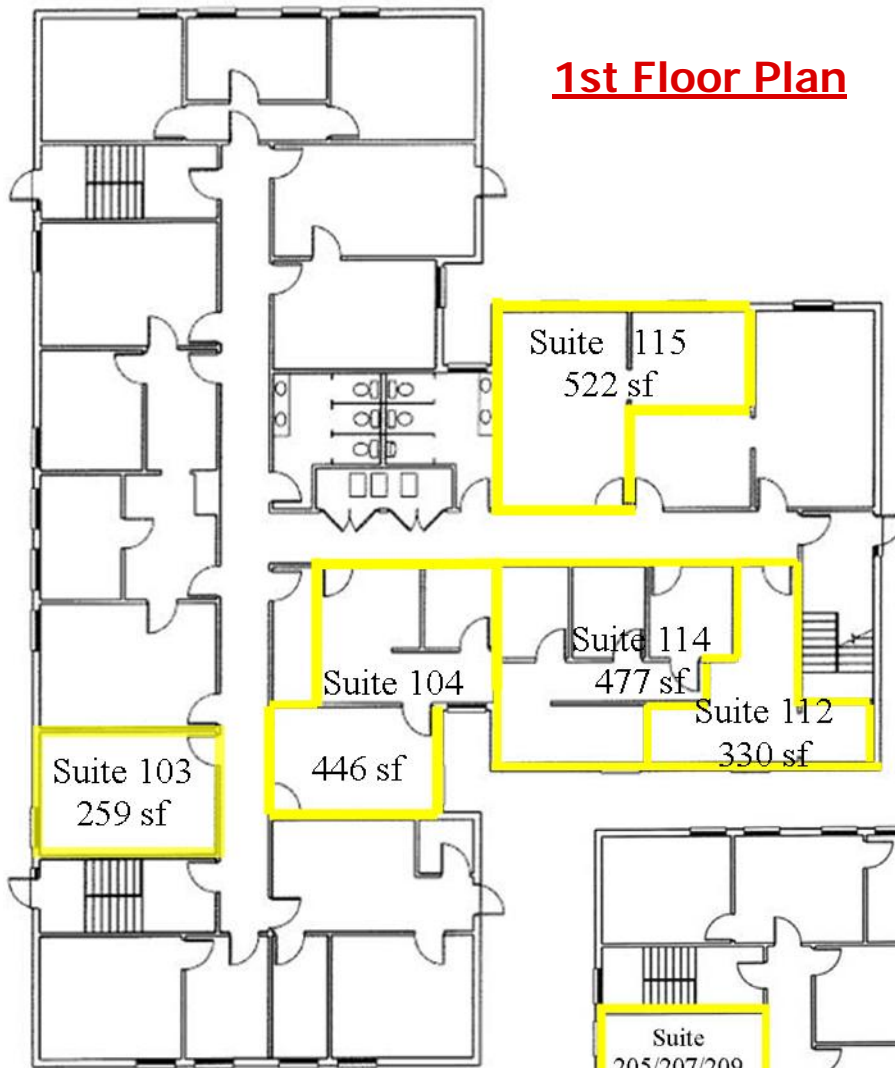
<i>Population</i>	<i>Average Household Income</i>
1 Mile - 6,626	1 Mile - \$ 96,206
3 Mile - 74,013	3 Mile - \$ 83,996
5 Mile - 186,676	5 Mile - \$ 186,676



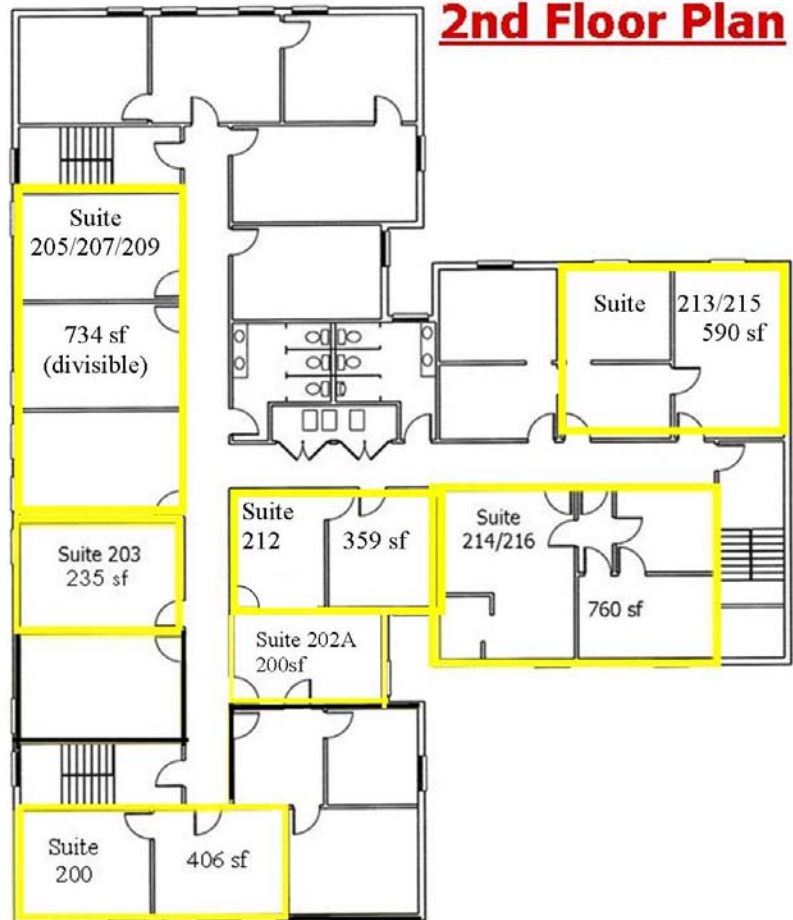
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it is subject to errors, omissions, prior sale and withdrawal from the market without notice."



1st Floor Plan



2nd Floor Plan



Adjoining space on the first floor could be combined for 1,253sf; second floor space could be combined for 1,319sf.

***Rentable**