



Crest
Commercial Realty

Office

FOR SALE

Prime Location!

On Stroop Road directly across from
Town & Country Shopping Center.

305 E. Stroop Rd., Kettering, OH 45429



Property Highlights

- Move-in ready office building in a desirable Kettering location.
- Well-situated across from Town & Country Shopping Center.
- Light and bright with neutral decor and windows throughout the space.
- Features include an updated kitchen, finished attic with built-in storage space, and a full basement.
- New asphalt parking lot paving in 2020, resealed in 2023.
- Ample parking in front and rear of building.
- Excellent visibility in a prime location!

Perfect For Small Business!

Over \$50K in updates!



Nick Miller-Jacobson

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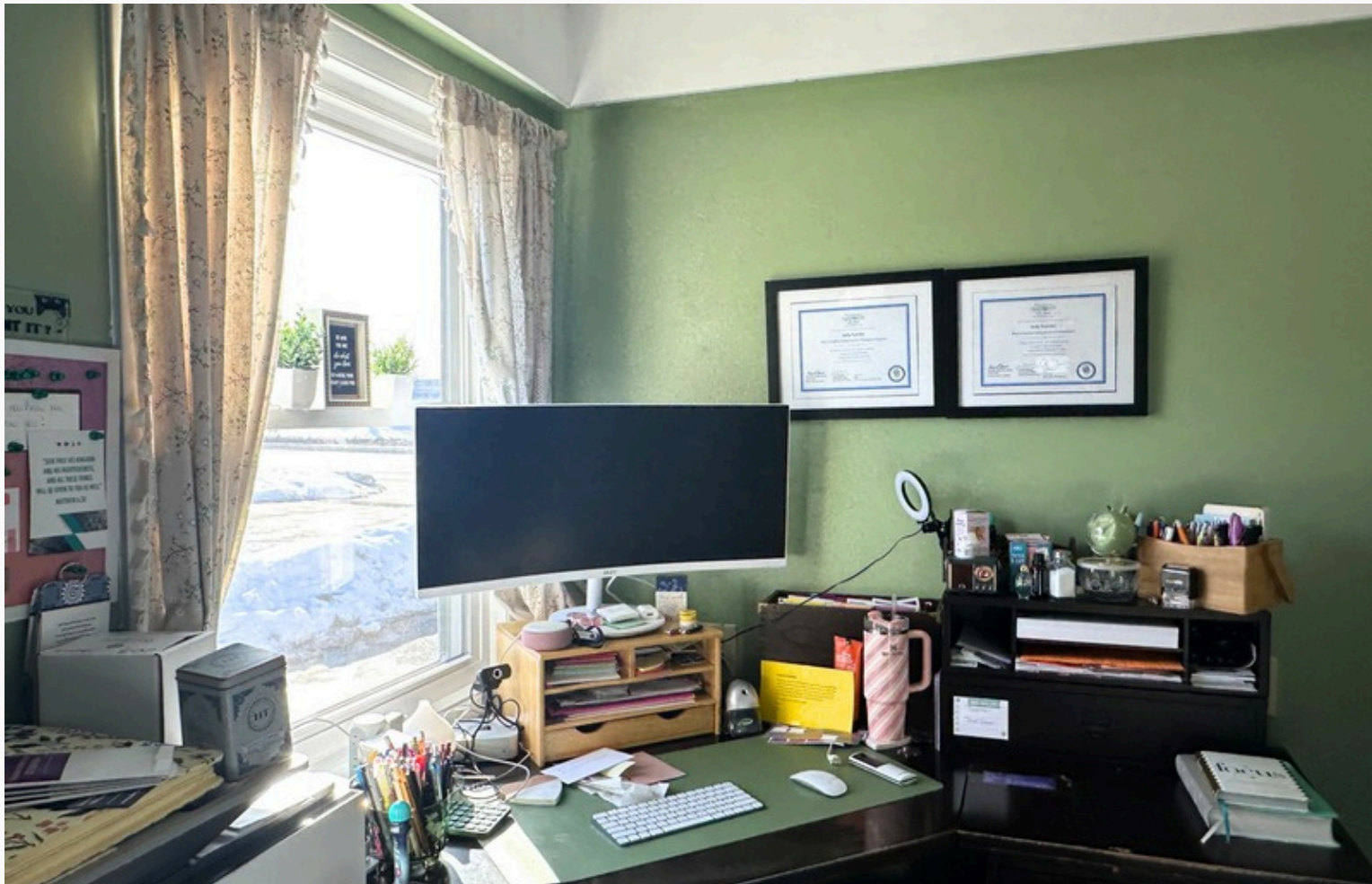
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305 E Stroop Rd



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Location & Demographics

	2 mile	5 mile	10 mile
 2025 Population	35,478	207,976	519,482
 2030 Projected Population	35,056	208,265	526,337
 Medium Home Value	\$241,456	\$215,282	\$222,946
 2025 Households	16,013	90,258	218,080
 Average Household Income	\$101,482	\$89,670	\$93,805



Town and Country Shopping Center

- | | | |
|-------------------------|------------------------------|--------------------------------------|
| 1 Donato's Pizza | 5 Ross Dress For Less | 9 Trader Joe's |
| 2 Shell | 6 Buffalo Wild Wings | 10 2nd & Charles |
| 3 BP | 7 TJ Maxx | 11 Chick-fil-A |
| 4 Marion's Pizza | 8 Roderer Shoes | 12 Kettering Health On-Demand |