

AVAILABLE FOR LEASE

FAIRMONT PLAZA | Stroop Road & Marshall Road, Kettering, OH



CONTACT:
DANIELLE KUEHNLE
937.531.5528
dkuehnle@oberer.com

WELCOME TO THE REGION WE KNOW

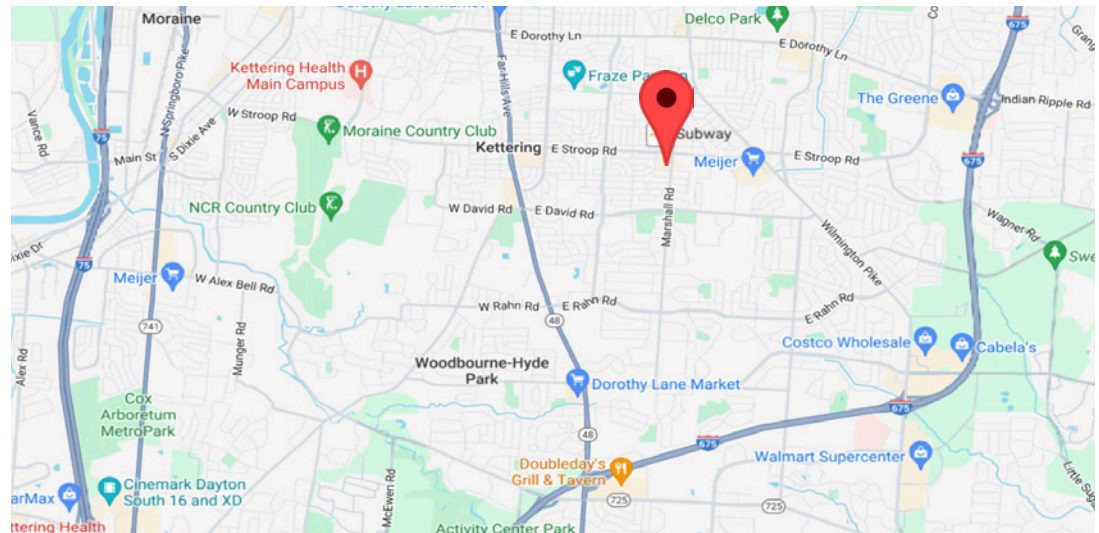
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FAIRMONT PLAZA

PROPERTY HIGHLIGHTS

- 1,440 SF, 2,280 SF & 3,010 SF inline retail spaces
- Well-located neighborhood center in the heart of Kettering
- Affordable lease rates
- Two full movement access points
- Pylon signage opportunities
- Ample parking
- Ideal corner location at main thoroughfare intersection of Stroop Road and Marshall Road
- 24,400 VPD on Stroop & 17,100 VPD on Marshall



2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,132	89,316	206,164
Total Employees	8,102	50,407	124,801
Total HH Income	\$80,293	\$97,637	\$96,308

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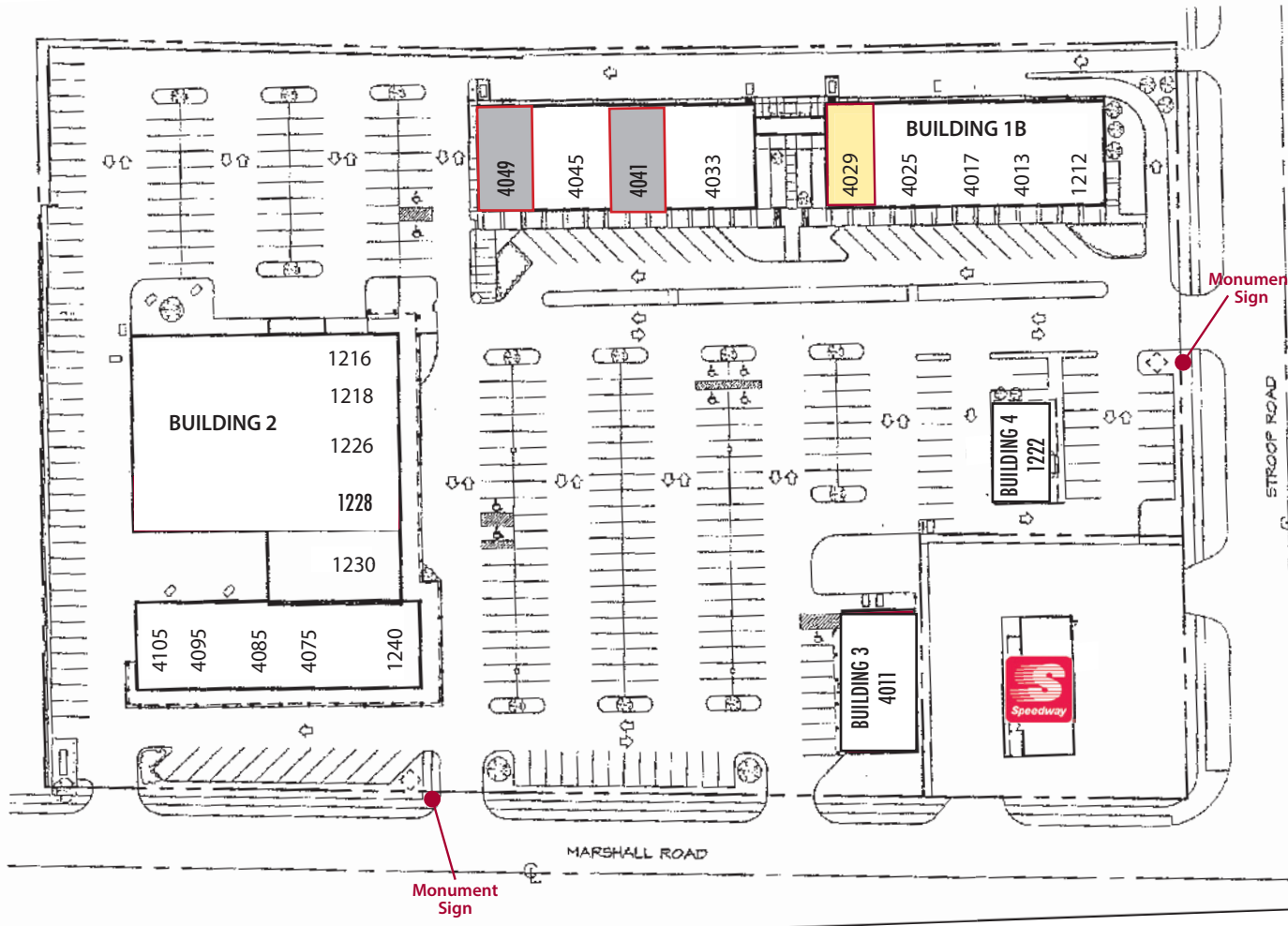
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SITE PLAN



BUILDING 1B

1. #1212 Young Martial Arts - 2,292 SF
2. #4013 Vapor Haus - 1,440 SF
3. #4017 Gem City Music - 1,440 SF
4. #4025 Park Avenue Needlepoint - 2,160 SF
5. **#4029 AVAILABLE - 2,280 SF**

BUILDING 1A

1. #4033 Elite Hair Academy- 3,770 SF
2. **#4041 AVAILABLE - 1,440 SF**
3. #4045 Tangle Hair Salon - 1,440 SF
4. **#4049 AVAILABLE - 3,010 SF**

BUILDING 2

1. #1216 Elsa's - 3,256 SF
2. #1218 Liquor Store - 8,240 SF
3. #1226 Funk Lab Dance - 6,810 SF
4. **#1228 Coreplex Fitness - 3,000 SF**
5. #1230 Modern Elements - 1,544 SF
6. #1250 Coastal Tan - 1,681 SF
7. #4075 Golden Shear - 750 SF
8. #4085 Jacqui Hair Salon - 750 SF
9. #4017 Kettering Family Dental - 3,250 SF

BUILDING 3

1. #4011 Socialite Cafe - 2,400 SF

BUILDING 4

1. #1222 TJ Chumps - 3,386 SF

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