

Office/Retail Building For Sale or Lease

Moraine, OH



FEATURES

- **Approximately 3,200 SF**
- Great location
- Frontage and access from both S. Kettering Blvd. and Springboro Pike
- 28 parking spots
- Zoned B-2, City of Moraine

LOCATION

**4725 Springboro Pike
Moraine, OH 45439**

CONTACT

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office: 513/769-2515

mobile: 937/545-0003

| Demographics: | 1-mile | 3-mile | 5-mile |
|----------------------|---------------|---------------|---------------|
| Total Population: | 7,526 | 45,729 | 165,544 |
| Total Households: | 3,385 | 20,377 | 70,169 |
| Avg. HH Income: | \$62,943 | \$75,914 | \$67,580 |

Traffic Counts:

Kettering Blvd. at Windwood Ave. = 15,029 AADT 2006

The information submitted is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.



COMMERCIAL REAL ESTATE SERVICES

WEB www.everestrealstate.com TEL 513-769-2500 FAX 513-769-2512

9912 Carver Road, Sycamore Office Park, Suite 100, Cincinnati, Ohio 45242

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and Australia.

4725 Springboro Pike

| | |
|------------------------------|---|
| Address/City/County: | 4725 Springboro Pike Moraine/Montgomery Cty. |
| Square Footage: | Approximately 3,200 SF |
| Office Area: | Approximately 1,200 SF |
| Land Size: | .4534 acres |
| Date of Construction: | 1966 |
| Type of Construction: | Block/Brick |
| Zoning: | B-2, Moraine |
| Clearance Height: | 8 Ft. |
| Floor: | Concrete |
| Lighting: | Fluorescent |
| Parking: | 28 parking spaces |
| Electric: | 400 amp, 120/208, 3 phase |
| Roof: | Built-up |
| Heat & A/C: | Electric heat pump |
| Lease Rate: | \$10.00/SF NNN |
| Sale Price: | \$240,000 |



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FOR MORE INFORMATION, CONTACT

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