



Brandt Pike Place

4468-4494 Brandt Pike, Dayton, OH 45424

Property Highlights

- 2,000 SF available for lease, Retail/Office buildout
- 1,500 SF endcap available soon! Drive thru or pick up window potential!
- Neighborhood shopping center located along Brandt Pike in the heart of Huber Heights
- Next to a newly remolded Kroger with plenty of parking
- Located just minutes from Wright-Patterson Air Force Base which is the largest single site employer in the State of Ohio

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,312	20,215	65,755
Total Population	7,802	45,502	137,305
Average HH Income	\$80,475	\$66,109	\$54,833



Building Summary

Building Size:	20,940 SF
Available SF:	1,513 - 2,000 SF
Lease Rate:	Negotiable
Operating Expenses:	\$5.55/SF



Available Spaces

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SUITE	TENANT NAME	SPACE SIZE
Suite 4454	Available	1,513 SF
Suite 4458	Chatime	1,594 SF
Suite 4462	Available	2,000 SF
Suite 4470	Aaron's Rents	6,000 SF
Suite 4490	Ohio Institute of Allied Health	9,900 SF

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Additional Photos

Brandt Pike Place

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 **BlackGate**

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Additional Photos

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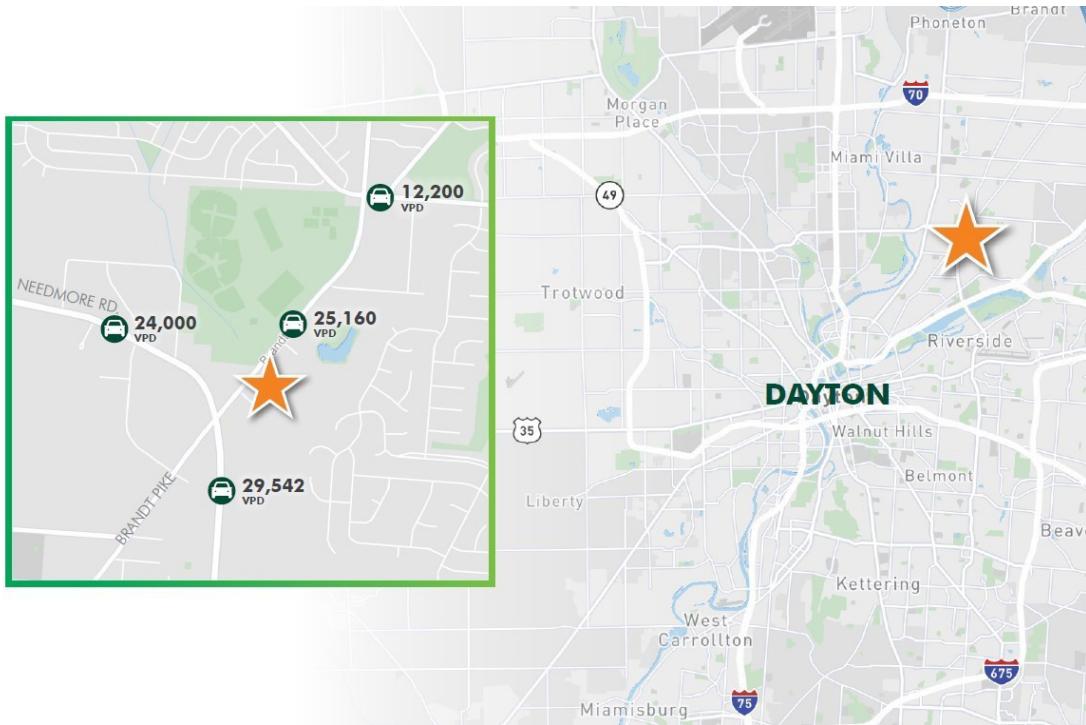
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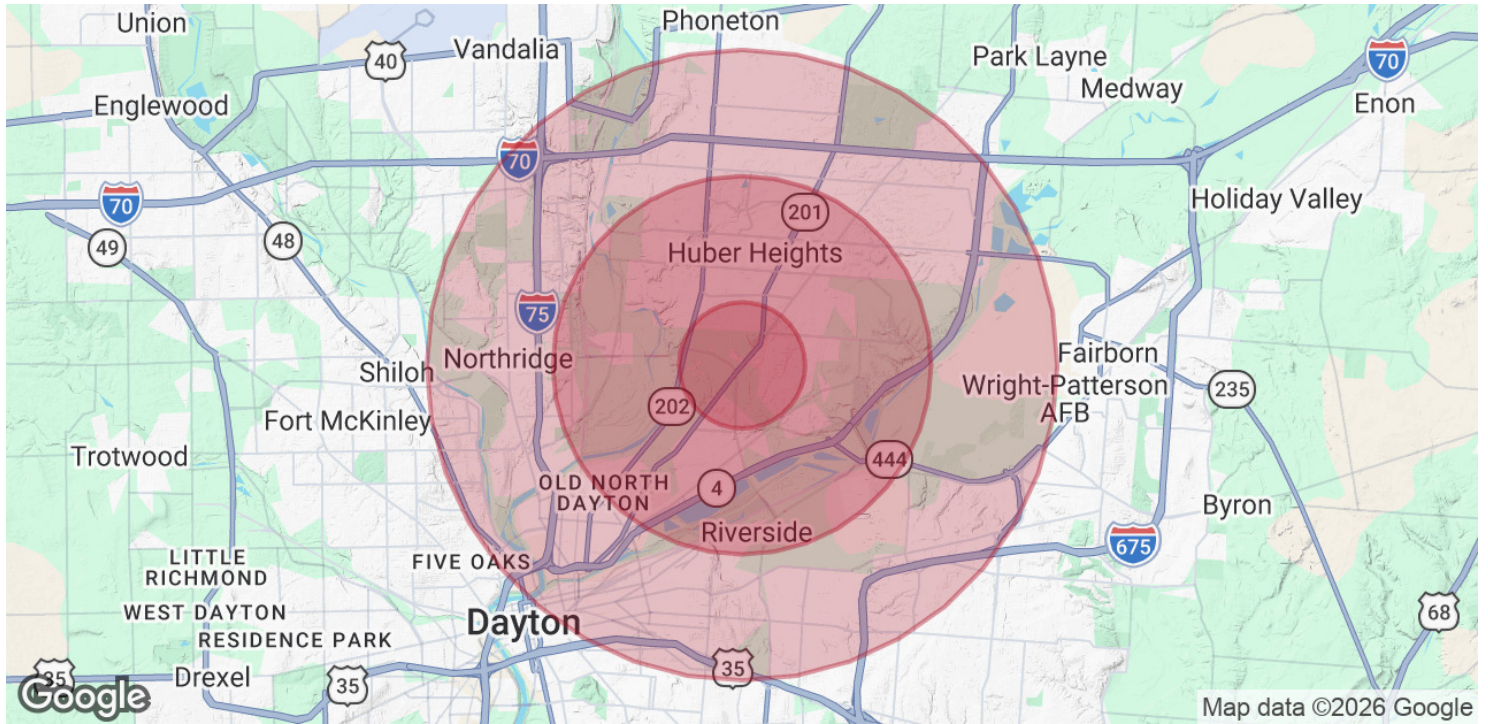
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,802	45,502	137,305
Average Age	40.8	39.7	37.5
Average Age (Male)	41.2	38.0	36.2
Average Age (Female)	39.2	40.5	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,312	20,215	65,755
# of Persons per HH	2.4	2.3	2.1
Average HH Income	\$80,475	\$66,109	\$54,833
Average House Value	\$127,033	\$115,706	\$98,551

* Demographic data derived from 2020 ACS - US Census

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