



Crest
Commercial Realty

Investment Opportunity

Retail Shopping Center

FOR SALE

8935 - 8947 Kingsridge Rd., Dayton, OH 45458



Sale Price: \$1,700,000

Kingsridge Center

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THE OFFERING

Crest Commercial Realty is offering for sale the fee simple interest in the sale of the shopping center at 8935-8947 Kingsridge Rd., in the South Dayton Submarket of Dayton, Ohio. The property is located in Miami Township. The multi-tenant center is zoned Retail.

The single-story, L-shaped center was built in 1979 and is situated on 1.5 acres. The property 20,175 SF and occupied with a mix of long-term tenants. The property offers 133' of frontage on Kingsridge Road, ample parking and easy access.

Located in a busy commercial district, the property offers proximity to I-75 and I-675.



EXECUTIVE SUMMARY

Kingsridge Center

Address	8935 - 8947 Kingsridge Dr.
County	Miami Township
Parcel #'s	K45-02604-0003 K45-02604-0132 K45-02604T-0132
Gross Leasable SF	20,175
Occupancy	78%
NOI	\$131,844
Acreage	1.5 AC
Year Built	1979
Roof System	Canopy Slab Roof
Parking Lot	New asphalt in 2024.
Parking	45 Space; Ratio of 2.25/1,000 SF



PROPERTY PROFILE

Kingsridge Center

Offering Price	\$1,700,000
Building Total SF	20,175 SF
Price Per SF	\$84.26
Occupancy	78%
In-Place Income 2025	
Total Revenue	\$189,444
Total Expenses	\$57,588
Net Operating Income	\$131,856
CAP RATE	7.76%

Expenses 2025	
Property Taxes	\$32,322
Insurance	\$8,574
Other Expenses	\$16,692
Total Expenses	\$57,588

Capital Improvements 2025	
Roof	\$10,000
Parking Lot	\$9,500
HVAC	\$30,000
Total Improvements	\$49,500

TENANT DETAILS

Kingsridge Center

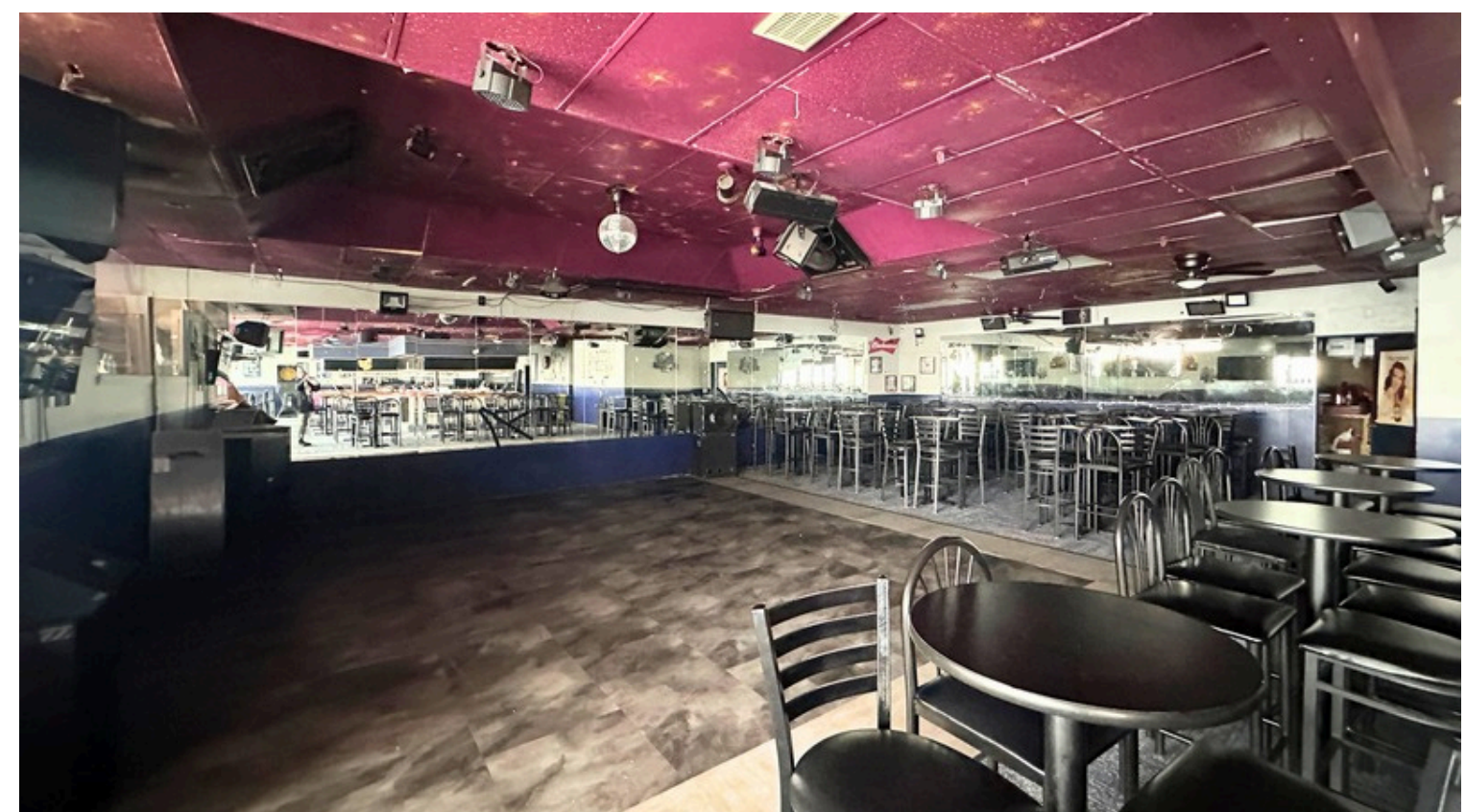
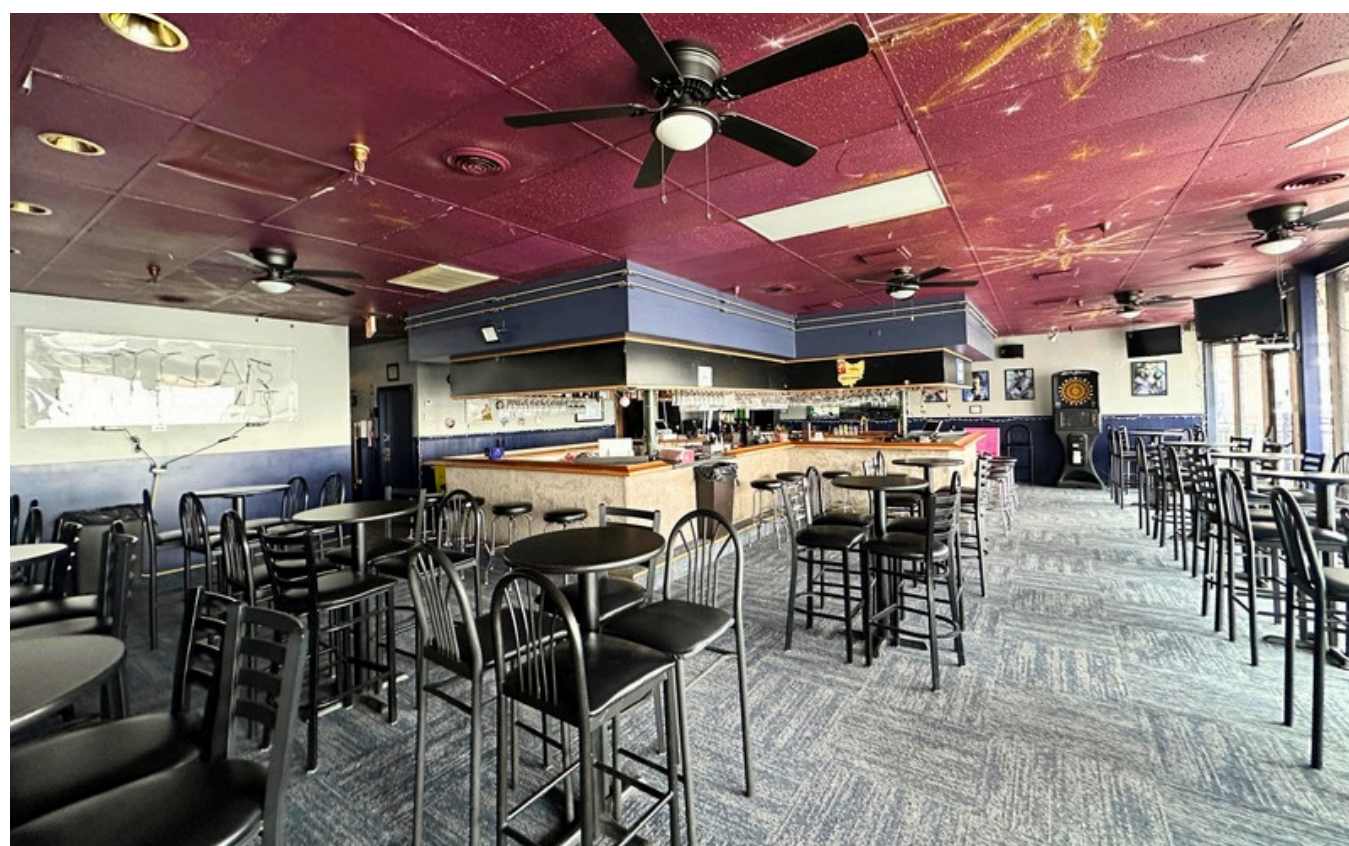
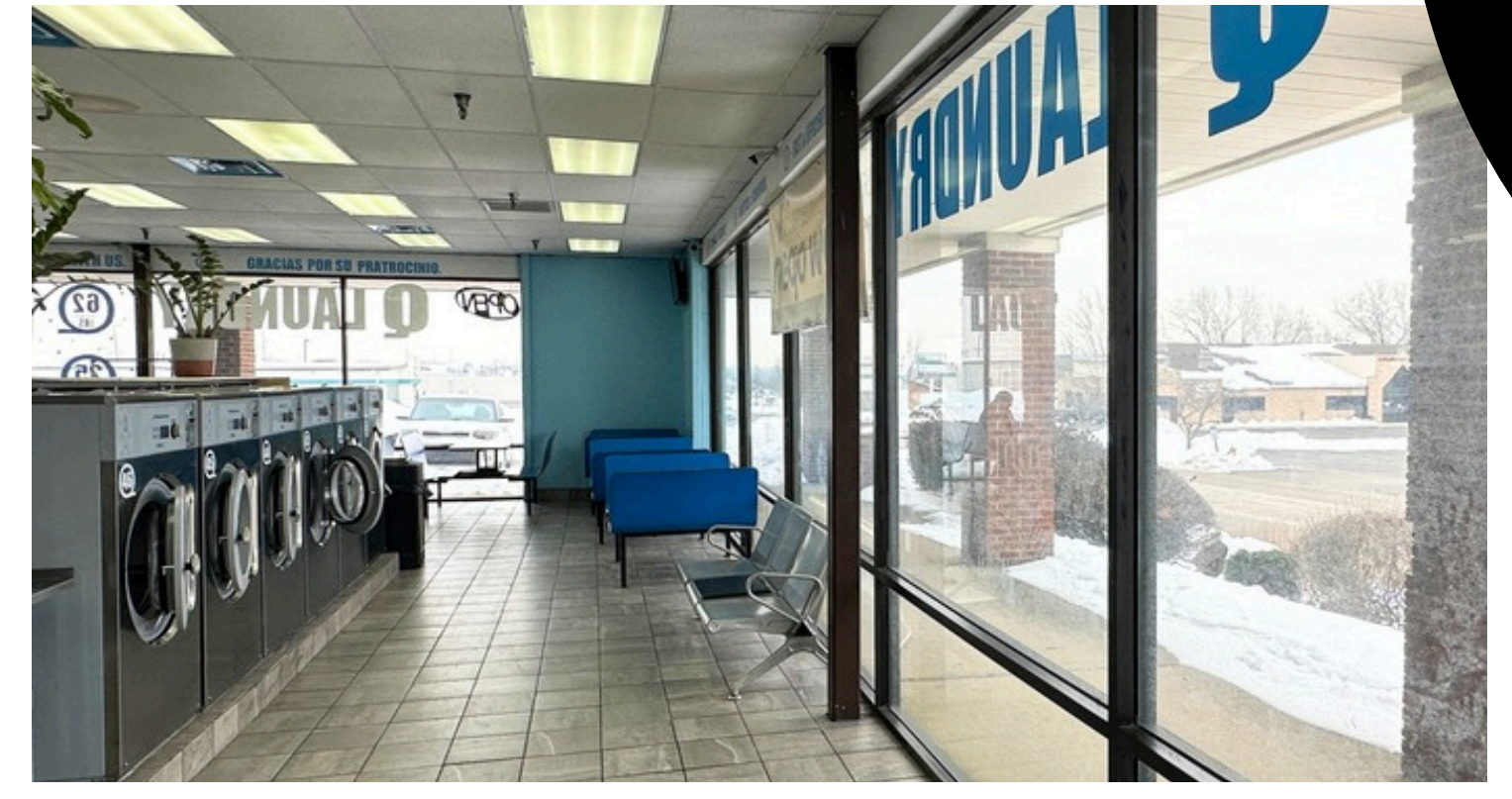
Address	SF	Tenant	Monthly Rent	Annual Rent	Lease Start	Lease Expiration	Lease Options
8935 Kingsridge Dr.	2,500 SF	Tochen LLC					
8937 Kingsridge Dr.	3,200 SF	Nite Club					
8939 Kingsridge Dr.	2,000 SF	Mayasa Hukka Cafe					
8941 Kingsridge Dr.	1,950 SF	Rentokil North America					
8945 Kingsridge Dr.	3,250 SF	Miami Armory					
8947 Kingsridge Dr.	2,850 SF	River of Worship					
8947-B Kingsridge Dr.	4,425 SF	Vacant					
Totals	20,175 SF						

Lease Information Available By Request

Currently marketed for \$14/SF/MG - in shell condition.

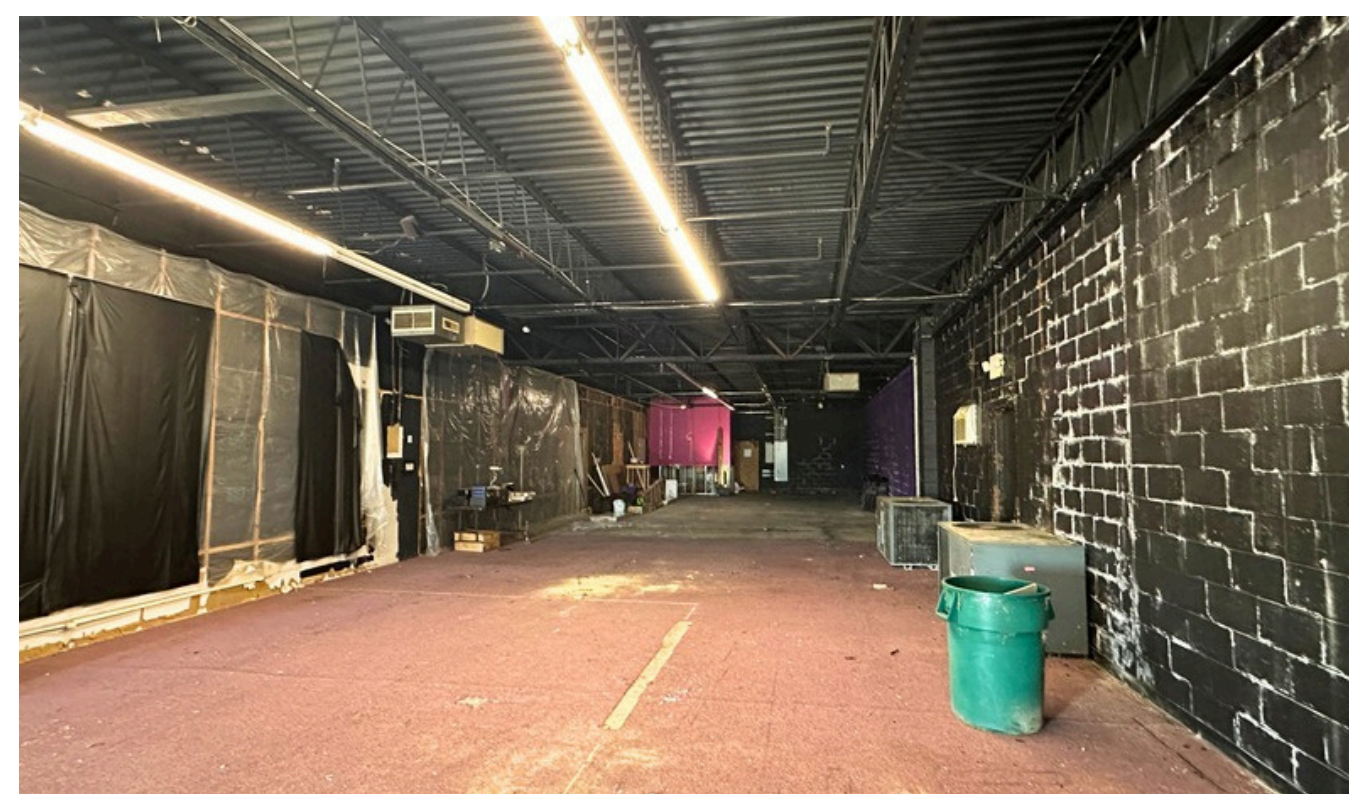
Interior

Kingsridge Center



Interior

Kingsridge Center



SITE PLAN

Kingsridge Center



DEMOGRAPHICS

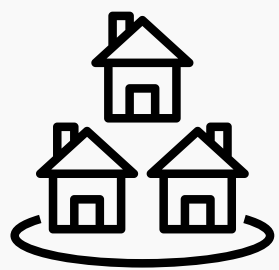


Population

2024 Population
2029 Projection



2024 Households
2029 Projection



Household Income

2023 Avg Household Income

Housing & Income

2024 Medium Home Value

	2-mile	5-mile	10-mile
2024 Population	28,440	139,104	418,195
2029 Projection	27,875	138,711	429,907
2024 Households	13,420	59,240	174,310
2029 Projection	13,143	58,398	176,341
2023 Avg Household Income	\$91,392	\$102,687	\$89,577
2024 Medium Home Value	\$213,945	\$224,254	\$193,057

*Demographics provided by CoStar Group, www.costar.com, 2024 dataset





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