



6070 CHAMBERSBURG RD, DAYTON, OH 45424



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PASSOV GROUP
COMMERCIAL BROKERAGE

HUBER CENTRE

PROPERTY HIGHLIGHTS

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- 6,800 - 13,500 SF of Retail Space Available
- 0.65 Acre and 1 Acre Pad Sites Available for Ground Lease
- Huber Centre’s 1,400,000 total visits over the past 12 months place it in the top 5% of comparable shopping centers in Ohio (per Placer.ai)
- Attractive tenant lineup includes La Michoacana Mexican Market, the Air Force Reserve, Marine Corps, and U.S. Navy Enlisted Recruiting Offices, as well as Concentra Occupational Health
- Easy access and excellent visibility from Brandt Pike (~24,329 VPD) and Chambersburg Road (~13,780 VPD)
- Centrally located to Dayton University (2024 Fall Enrollment of over 11,500), Wright State University (2024 Fall Enrollment of over 12,000), Wright-Patterson Air Force Base (38,000+ On Site Personnel) and Dayton International Airport

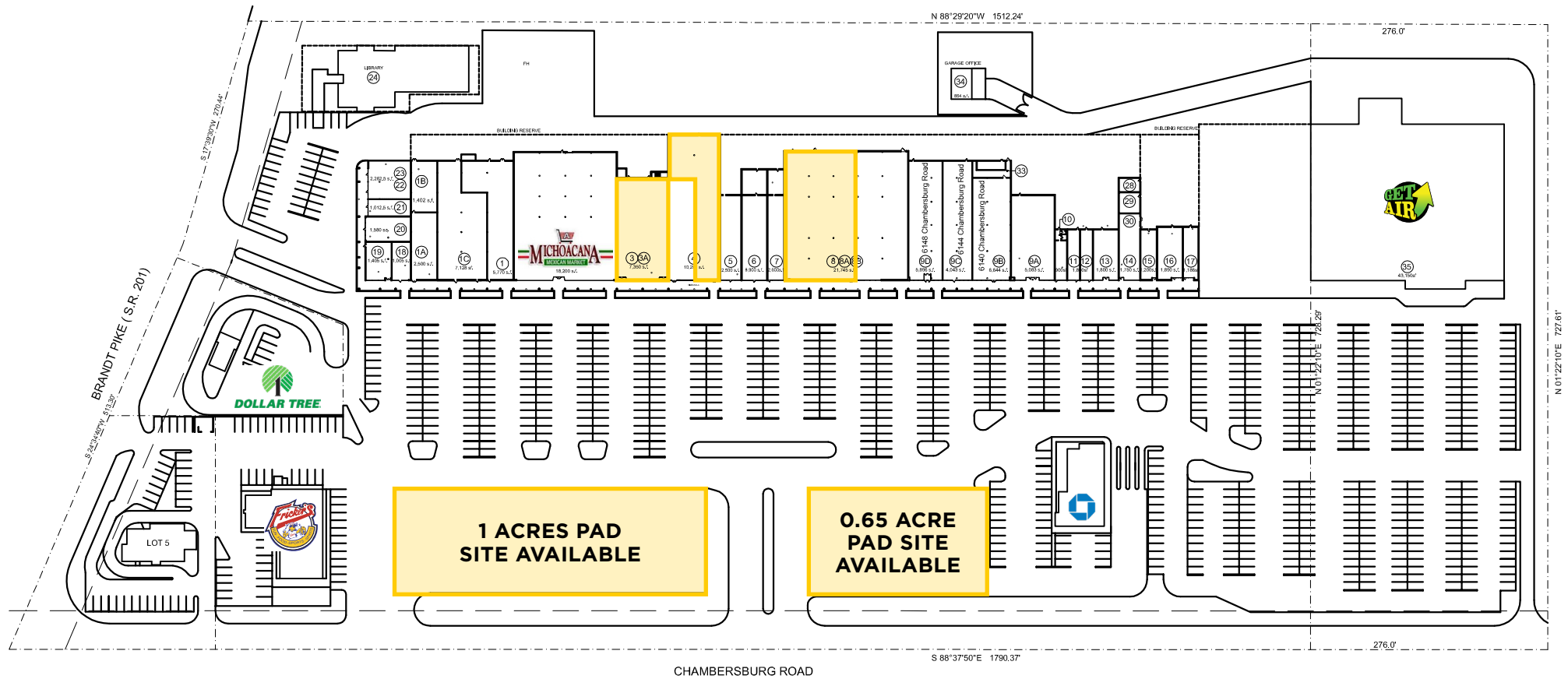
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimate	12,081	53,604	90,699
2030 Projection	11,735	53,102	90,026
BUSINESS	1 MILE	3 MILE	5 MILE
2025 Estimated Total Businesses	248	1,181	2,938
2025 Estimated Total Employees	1,928	9,891	37,265
INCOME	1 MILE	3 MILE	5 MILE
2025 Estimated Average Household Income	\$89,169	\$102,472	\$92,808
2025 Estimated Median Household Income	\$69,748	\$82,871	\$74,769



HUBER CENTRE

SITE PLAN



HUBER CENTRE

PROPERTY AERIAL



MIAMI VALLEY
HEALTH
50,000 SF HOSPITAL

AUTHENTIX
APARTMENTS
10 BUILDINGS
288 UNITS



BRANDT PIKE
24,329 VPD

AVAILABLE
7,350 SF

LA MICHOCANA
MEXICAN MARKET #10

AVAILABLE
6,800 SF

AVAILABLE
13,500 SF

1 ACRES PAD
SITE AVAILABLE

0.65 ACRE PAD
SITE AVAILABLE

CHAMBERSBURG RD 13,780 VPD

CHASE
2ND MOST
VISITED CHASE
BANK BRANCH
IN OHIO OUT OF
191 LOCATIONS
(PER PLACER.AI)

ST. PETER
SCHOOL
K-8TH GRADE
412 STUDENTS

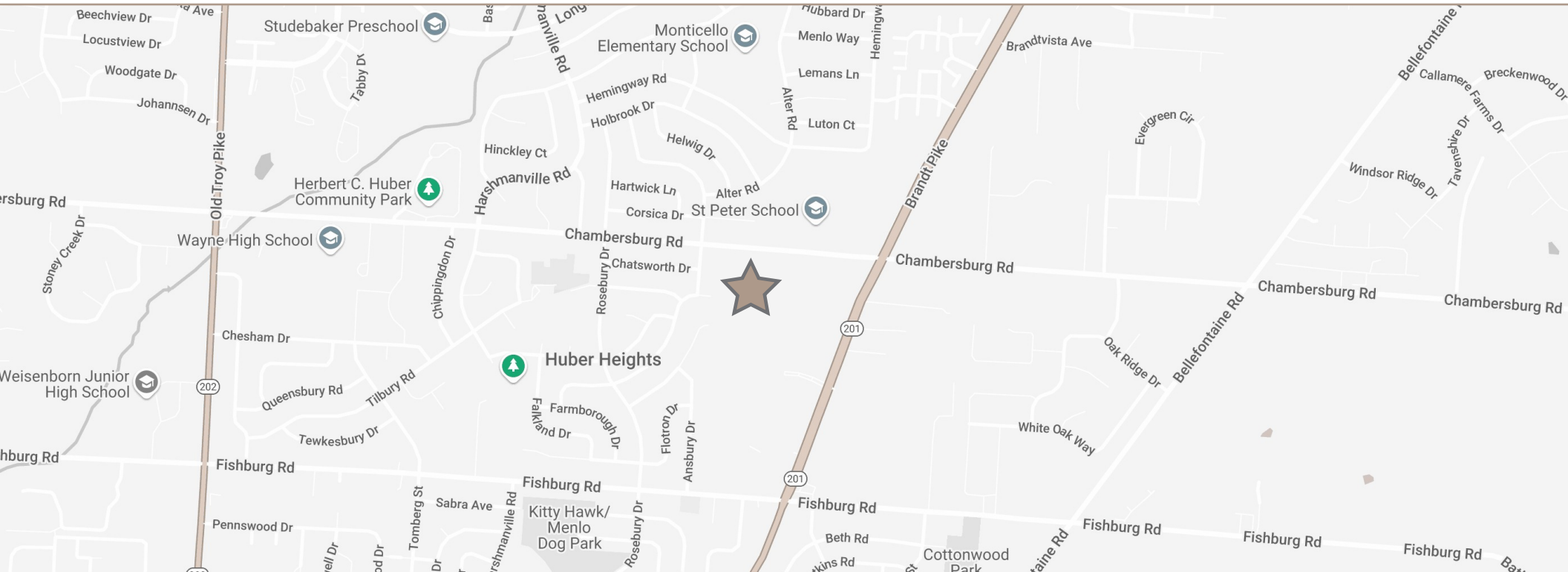
HUBER CENTRE

TRADE AERIAL



HUBER CENTRE

LOCATION OVERVIEW



Dayton, Ohio is a centrally located city in the Midwest, offering exceptional access to regional and national markets. Situated at the crossroads of I-70 and I-75, Dayton provides efficient transportation routes ideal for distribution, manufacturing, and service-based industries. Its proximity to Dayton International Airport and a strong logistics network makes it an attractive hub for commercial operations. The city's stable workforce and educational partnerships also contribute to its long-standing reputation as a business-friendly destination.

Dayton's commercial real estate market features a diverse mix of properties suitable for a wide range of uses. Downtown Dayton continues to evolve with a combination of modern office space, adaptive reuse projects, and mixed-use developments that support retail, dining, and professional services. Key

corridors and suburban nodes offer a blend of shopping centers, medical offices, and flex spaces. Meanwhile, industrial parks across the metro area provide high-quality warehousing and manufacturing space, often with room for expansion and customization.

What makes Dayton particularly appealing is its affordability, infrastructure investment, and active municipal support. Commercial properties are competitively priced, allowing businesses and investors to enter the market with strong value. The city offers various incentives, streamlined permitting, and development-ready sites to encourage growth. With a focus on revitalization and long-term planning, Dayton is well-positioned to support commercial success across multiple sectors, making it an ideal location for expansion, relocation, or new investment.



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