

# Dayton Mall Commercial Land for Sale or Lease

Kingsridge Drive | Dayton, OH | 45458

**Henkle Schueler**  
COMMERCIAL REAL ESTATE



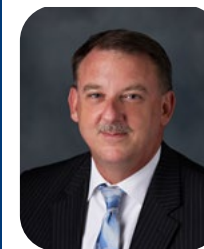
COUNTY	PROPERTY TYPE	ZONING	ACREAGE	SALE PRICE	LEASE PRICE
Montgomery	Commercial Land	B-3	0.936 Acres	\$195,000	\$1/SF

## Property & Location Highlights:

- Site is located just south of the retail-dense corridor of Dayton Mall
- Strategically located with convenient access to both I-75 and I-675
- Development opportunity perfect for commercial uses such as car washes, restaurants, and retail strip shopping centers
- Nearby Dayton-Wright Brothers Airport and Dayton International Airport

*All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.*

For more information, contact:



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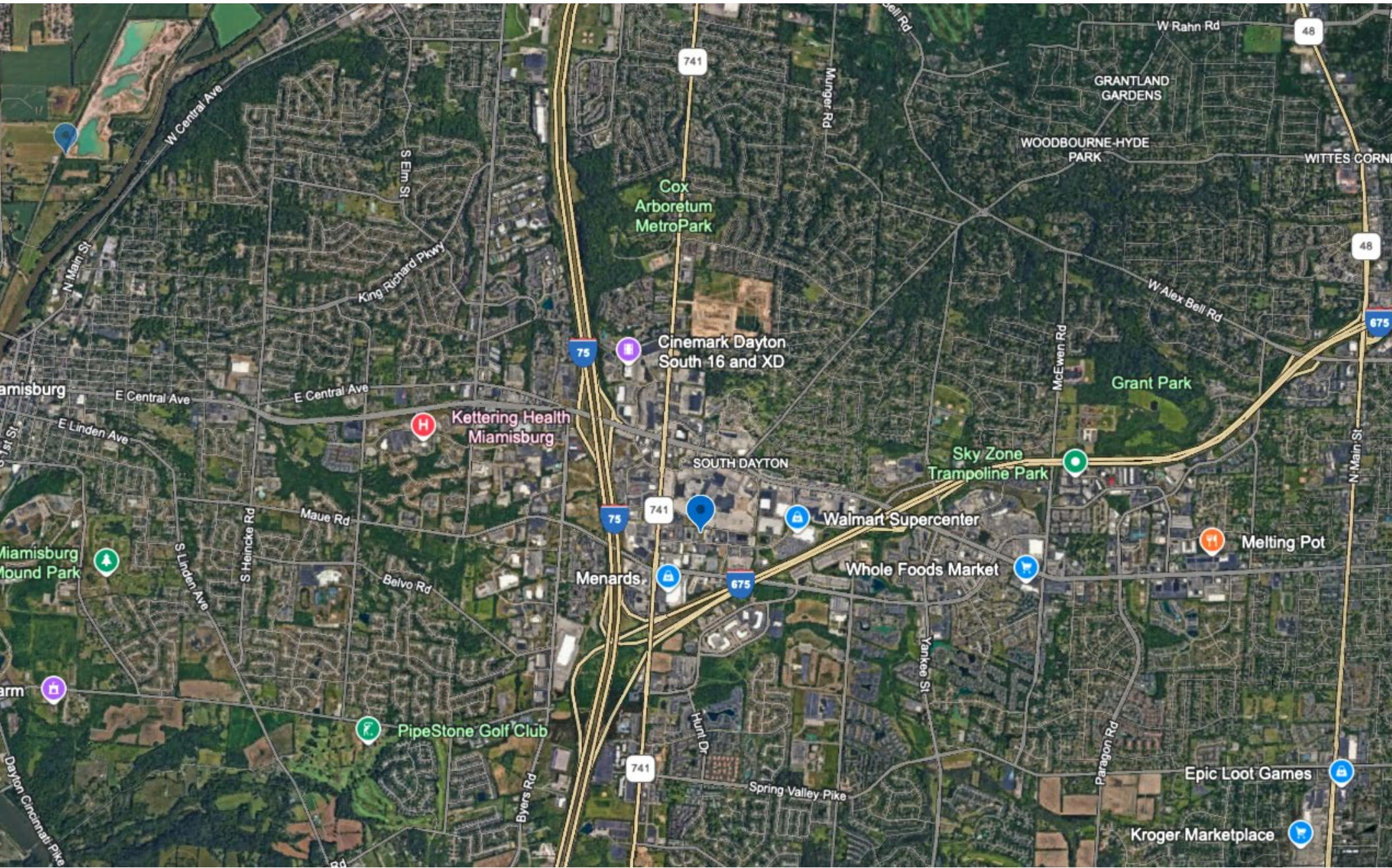
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Radius	1 Mile		5 Mile		10 Mile	
Population						
2029 Projection	4,619		139,612		424,202	
2024 Estimate	4,723		140,020		418,490	
2020 Census	5,129		146,199		413,252	
Growth 2024 - 2029	-2.20%		-0.29%		1.36%	
Growth 2020 - 2024	-7.92%		-4.23%		1.27%	
2024 Population by Hispanic Origin	222		4,924		15,164	
2024 Population	4,723		140,020		418,490	
White	3,380	71.56%	116,119	82.93%	321,436	76.81%
Black	515	10.90%	7,091	5.06%	53,154	12.70%
Am. Indian & Alaskan	2	0.04%	57	0.04%	326	0.08%
Asian	420	8.89%	6,518	4.66%	11,629	2.78%
Hawaiian & Pacific Island	0	0.00%	20	0.01%	45	0.01%
Other	406	8.60%	10,215	7.30%	31,900	7.62%
U.S. Armed Forces	0		344		1,271	
Households						
2029 Projection	2,479		59,340		176,454	
2024 Estimate	2,537		59,648		174,424	
2020 Census	2,761		62,434		172,484	
Growth 2024 - 2029	-2.29%		-0.52%		1.16%	
Growth 2020 - 2024	-8.11%		-4.46%		1.12%	
Owner Occupied	848	33.43%	39,647	66.47%	109,300	62.66%
Renter Occupied	1,689	66.57%	20,002	33.53%	65,124	37.34%
2024 Households by HH Income	2,536		59,647		174,425	
Income: <\$25,000	298	11.75%	6,672	11.19%	29,812	17.09%
Income: \$25,000 - \$50,000	700	27.60%	11,843	19.86%	36,699	21.04%
Income: \$50,000 - \$75,000	615	24.25%	10,649	17.85%	30,200	17.31%
Income: \$75,000 - \$100,000	322	12.70%	7,726	12.95%	22,955	13.16%
Income: \$100,000 - \$125,000	213	8.40%	6,144	10.30%	16,126	9.25%
Income: \$125,000 - \$150,000	140	5.52%	4,895	8.21%	11,673	6.69%
Income: \$150,000 - \$200,000	155	6.11%	5,509	9.24%	13,221	7.58%
Income: \$200,000+	93	3.67%	6,209	10.41%	13,739	7.88%
2024 Avg Household Income	\$77,101		\$102,802		\$89,581	
2024 Med Household Income	\$60,298		\$77,134		\$66,332	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	952	10,512	11
Retail & Wholesale Trade	208	3,592	17
Hospitality & Food Service	83	1,962	24
Real Estate, Renting, Leasing	36	370	10
Finance & Insurance	69	307	4
Information	25	515	21
Scientific & Technology Services	111	1,020	9
Management of Companies	1	200	200
Health Care & Social Assistance	287	907	3
Educational Services	3	79	26
Public Administration & Sales	6	113	19
Arts, Entertainment, Recreation	9	104	12
Utilities & Waste Management	20	263	13
Construction	16	229	14
Manufacturing	26	604	23
Agriculture, Mining, Fishing	1	3	3
Other Services	51	244	5

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