3504 | 3530 W. SIEBENTHALER AVE. | DAYTON | OH | 45406



3504 SIEBENTHALER AVE. | 1,532 SF AVAILABLE

3530 SIEBENTHALER AVE. | ENTIRE FREESTANDING BUILDING AVAILABLE



About The Property

- Located in the northwest quadrant of Dayton at the southwest corner of W. Siebenthaler Road at Klepinger Road directly across from the Miami Valley Golf Club
- The center is anchored by Kroger and contains Huntington Bank, Ace Cash Express, Domino's, and Cricket Wireless
- 3,600 SF freestanding building available for lease or redevelopment
- I,532 SF available for lease

PROPERTY MANAGED

Area retailers include McDonald's Rose's, Wendy's, Kings Furniture, Citi Trends, and Walgreens

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Property Description

Total Square Footage 74.726 SF

Available Space 3,600 SF former bank branch located on an outparcel

1,532 SF suite available

- Lease Rate Call Broker for Details
- Zoning Commercial

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Center Details

UNIT	TENANT	SIZE
I	Kroger	62,720 SF
2	ACE Cash Express	2,720 SF
3	Domino's	I,533 SF
4	AVAILABLE	1,532 SF
5	Huntington Bank	2,800 SF
6	AVAILABLE	3,600 SF
7	Kroger Fuel	\mathbf{V}

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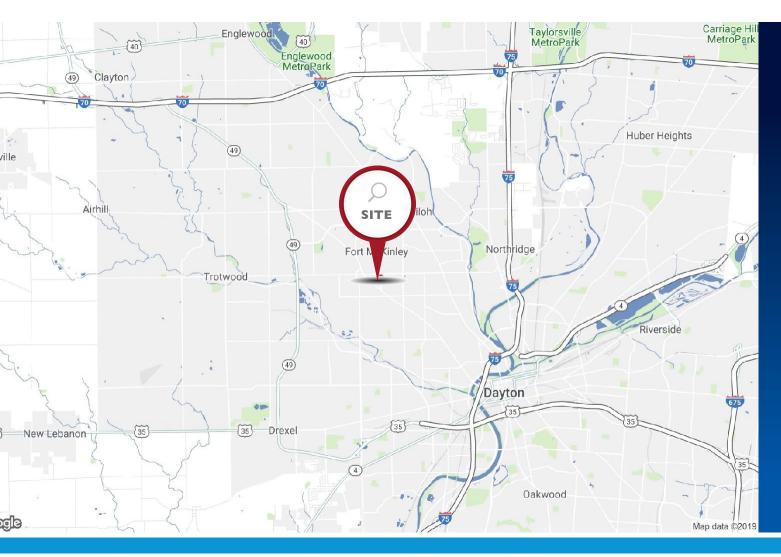
Vice President + | 937 64 | 04 | 9 Patrick.Hewitt@cbre.com Senior Associate +1 937 226 1550 Matt.Arnovitz@cbre.com LISTED BY



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2022 Demographics

POPULATION				
I Mile	3 Miles	5 Miles		
10,308	71,369	141,770		
MEDIAN AGE				
I Mile	3 Miles	5 Miles		
42.40	41.20	41.50		
COLLEGE EDUCATION				
I Mile	3 Miles	5 Miles		
27.8%	29.3%	30.9%		
MEDIAN HH INCOME				
I Mile	3 Miles	5 Miles		
\$35,700	\$34,736	\$37,892		
DAYTIME POPULATION				
I Mile	3 Miles	5 Miles		
8,725	62,365	173,062		

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