

SHOPPES AT SIEBENTHALER

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
- 1,532 SF available for lease
- Area retailers include McDonald's, Rose's, Wendy's, Kings Furniture, Citi Trends, and Walgreens

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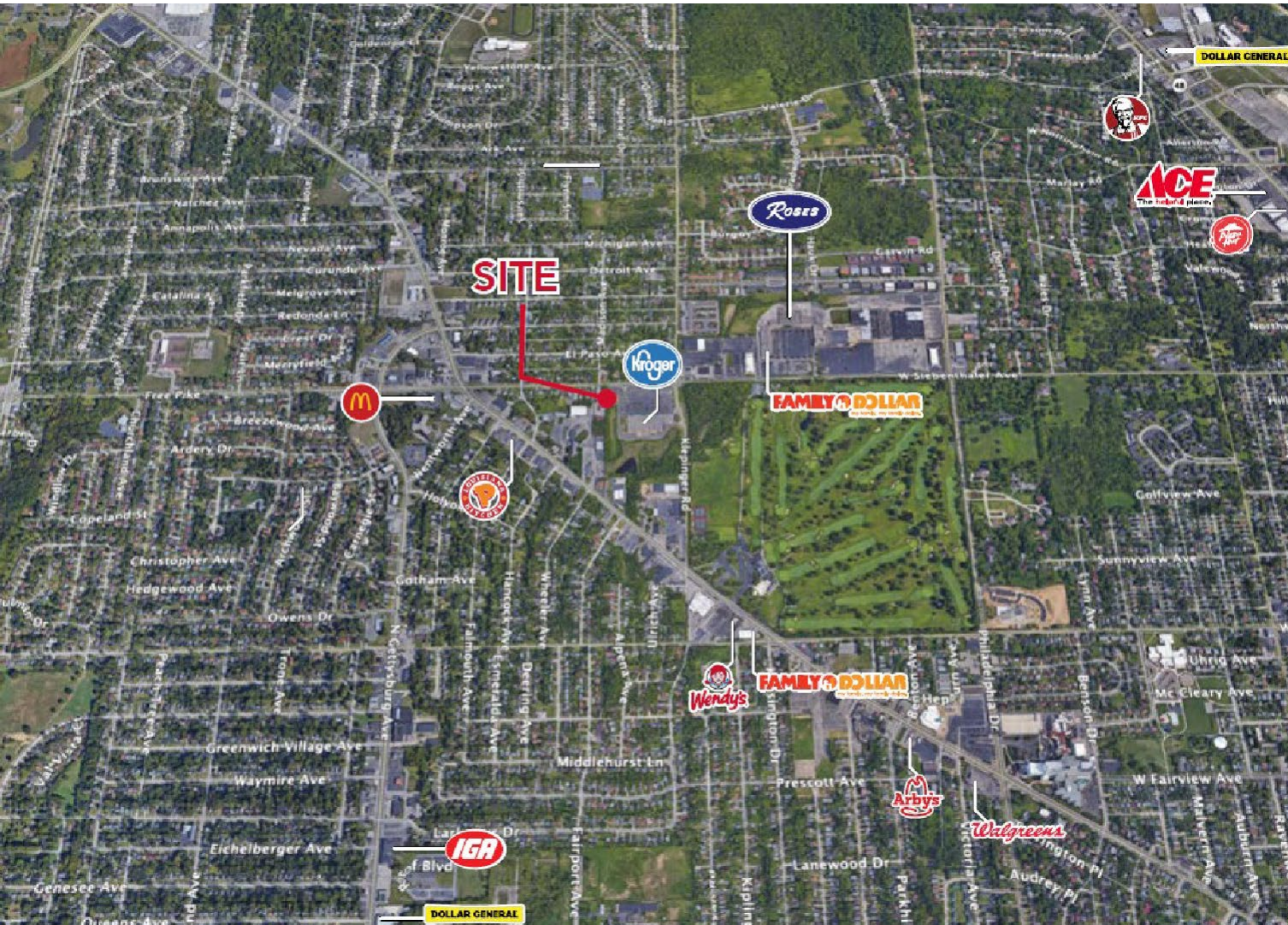


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Property Description

- **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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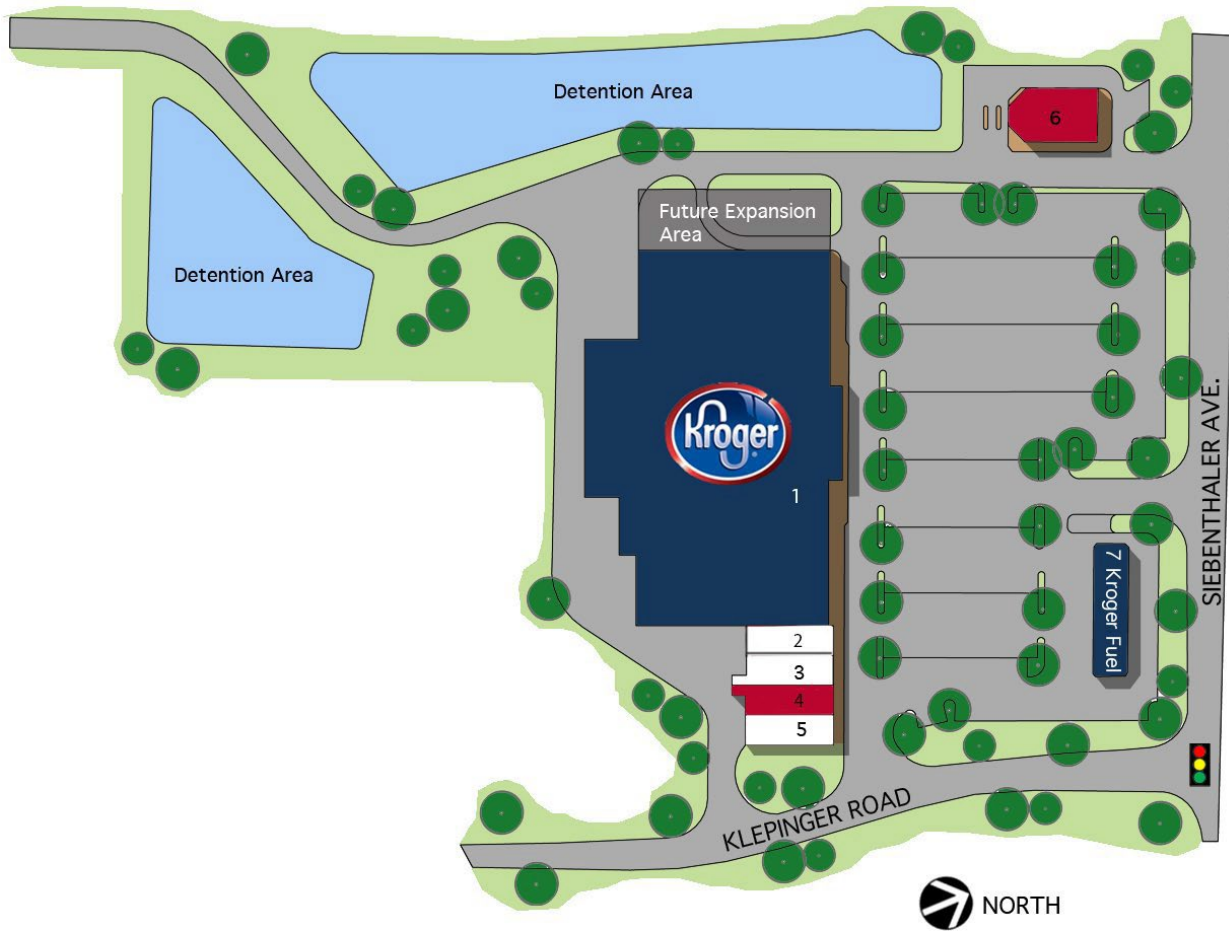


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Center Details

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

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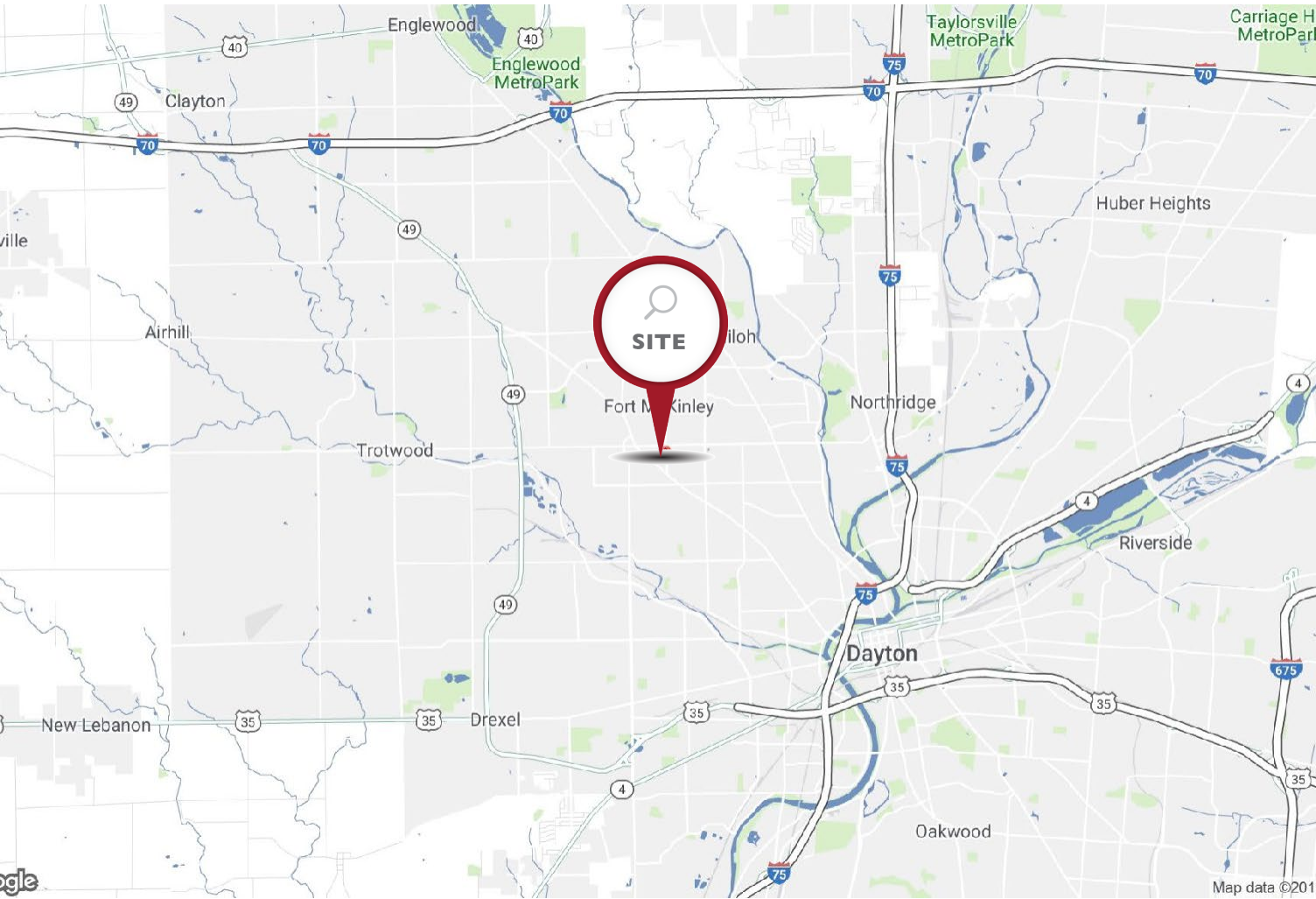


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2022 Demographics

POPULATION

1 Mile	3 Miles	5 Miles
10,308	71,369	141,770

MEDIAN AGE

1 Mile	3 Miles	5 Miles
42.40	41.20	41.50

COLLEGE EDUCATION

1 Mile	3 Miles	5 Miles
27.8%	29.3%	30.9%

MEDIAN HH INCOME

1 Mile	3 Miles	5 Miles
\$35,700	\$34,736	\$37,892

DAYTIME POPULATION

1 Mile	3 Miles	5 Miles
8,725	62,365	173,062

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