

452 SPRINGBORO PIKE, DAYTON, OH 45449

2,190 SF RETAIL SPACE FOR LEASE



OFFERING MEMORANDUM

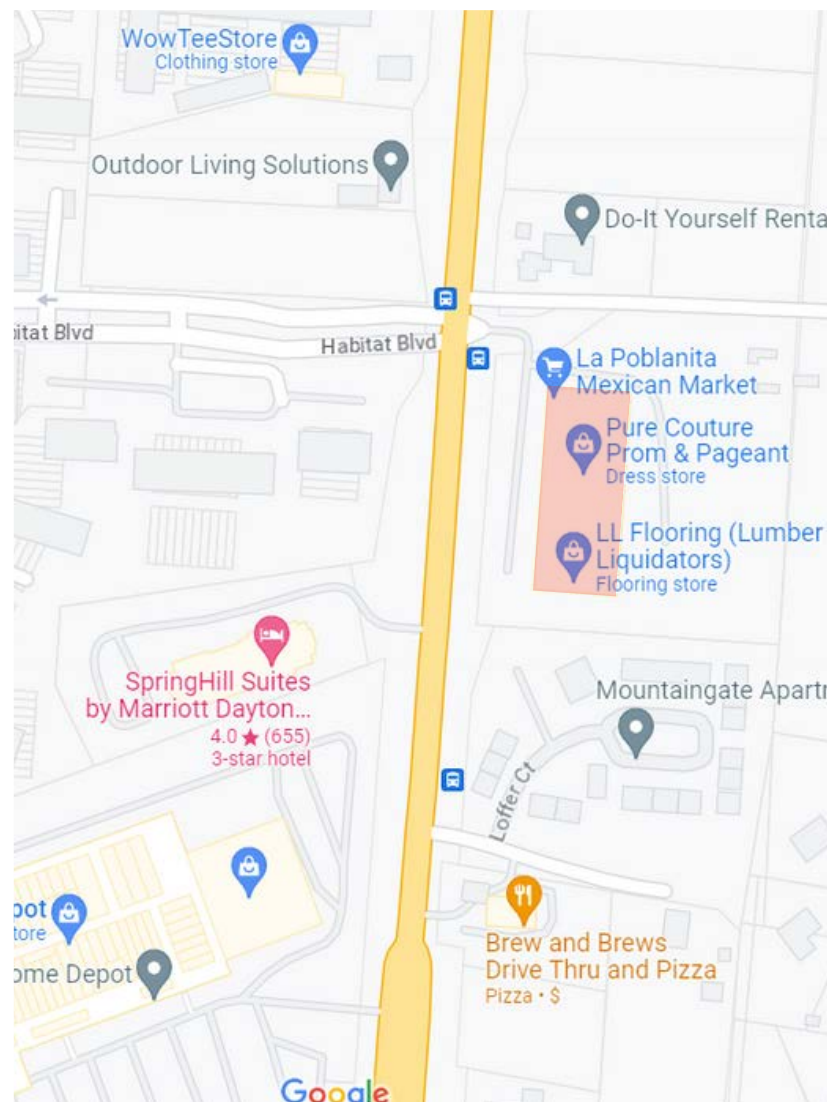
PROPERTY FEATURES

- 2,190 SF Available for Lease
- Lease Type - NNN
- Immediate Availability
- It is near The Dayton Mall, has Strong Neighborhood Demographics, and is in a National Retail corridor.
- 34,930 ADT with 300 FT frontage
- Ingress/Egress (curb cut) at the traffic light
- Large monument sign with great visibility
- Convenient and large blacktop area in the rear for deliveries and additional parking.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,665	67,493	142,699
Total Retail Expenditure	\$108.75M	\$1.01B	\$2.22B
Total Household Expenditure	\$230.87M	\$2.14B	\$4.72B

LOCATION OVERVIEW



Dayton Mall



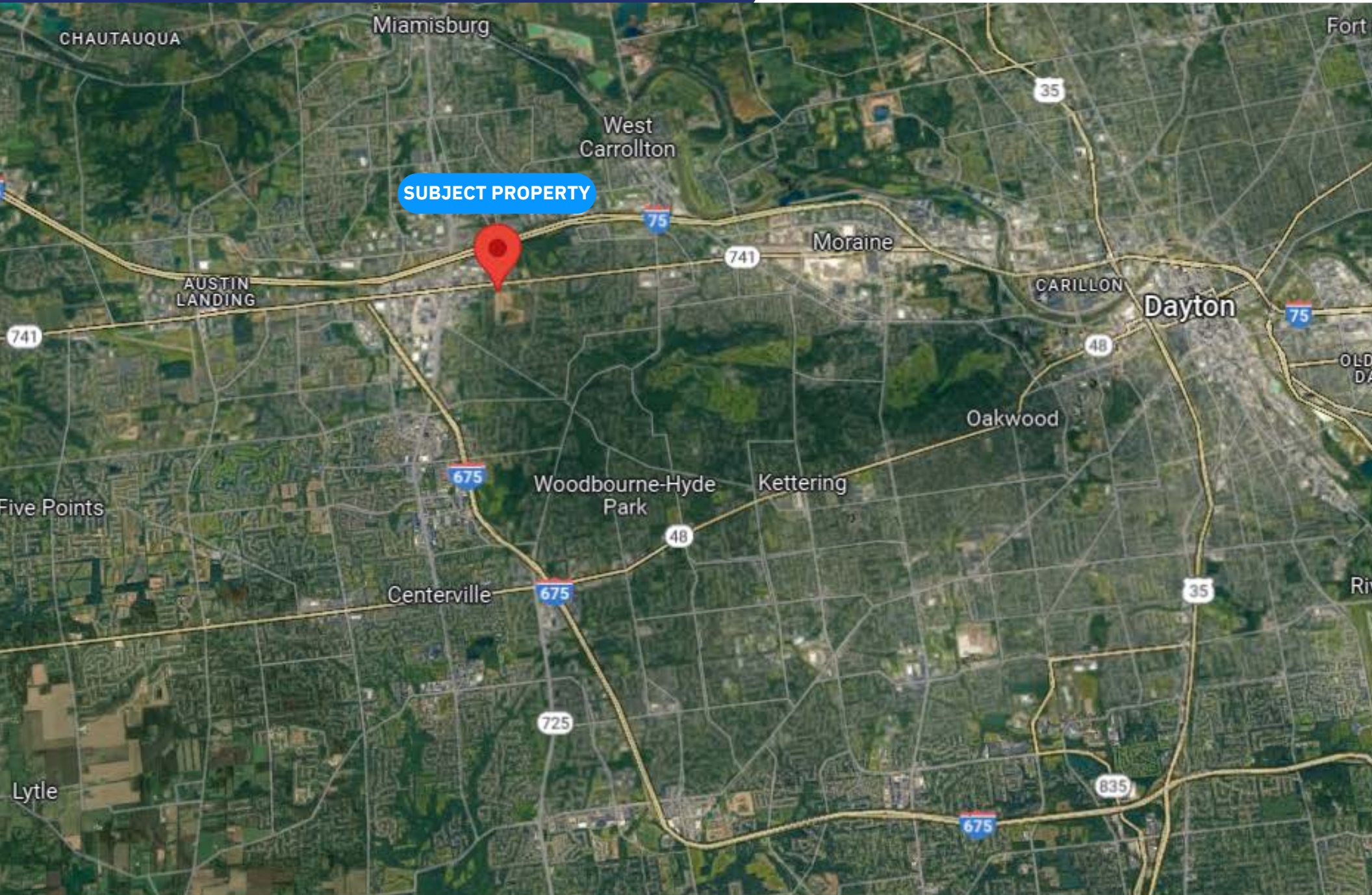
N Springboro Pike 19,606 VPD

SUBJECT PROPERTY





	TENANT	SIZE (SF)
A	LA POBLANITA	5,300
B	10 NINE BEAUTY BAR	2,519
C	GEICO INSURANCE	8,416
D	PURE COUTURE PROM & PAGEANT	3,510
E	STATE FARM INSURANCE	2,040
F	VENICE GELATERIA ICE CREAM	1,600
G	AVAILABLE	2,190
H	AREA 51 SMOKE SHOP	1,960
I	LUMBER LIQUIDATORS FLOORING	8,000



	1 mile	3 mile	5 mile
Population	7,665	67,493	142,699
Total Businesses	270	8,278	13,131
Total Employees	3,921	31,531	67,942
Unemployment Rate	1.9%	1.8%	1.9%
Apparel	\$8.03M	\$75.3M	\$166.89M
Entertainment	\$12.88M	\$121.76M	\$270.46M
Food and Beverages	\$34.07M	\$313.38M	\$689M
Personal Care	\$3.09M	\$28.75M	\$63.42M

MARKET OVERVIEW - DAYTON

- Dayton, Ohio, is a vibrant city located in the southwestern region of the state. Known for its rich history, innovative spirit, and strong sense of community, Dayton offers a plethora of attractions and opportunities for residents and visitors alike. The city is home to several esteemed universities and world-class healthcare institutions, further enhancing its appeal.
- One of the prominent educational institutions in Dayton is the University of Dayton, a renowned private university that emphasizes experiential learning and community engagement. With a strong focus on research, entrepreneurship, and social justice, the University of Dayton attracts students from around the world, contributing to a diverse and intellectually stimulating environment.
- Another notable university in the area is Wright State University, recognized for its strong programs in science, engineering, and medicine. This public research institution fosters innovation and collaboration among its students and faculty, making significant contributions to the fields of science and technology.
- When it comes to healthcare, Dayton boasts exceptional medical facilities. The Miami Valley Hospital, part of the Premier Health network, is a leading medical center that offers comprehensive services ranging from primary care to specialized treatments. With state-of-the-art technology and a team of skilled healthcare professionals, Miami Valley Hospital is committed to providing high-quality patient care.
- In addition, the Kettering Health Network operates several hospitals in the Dayton area, including Kettering Medical Center and Grandview Medical Center. These hospitals are known for their advanced medical services and patient-centered approach, catering to a wide range of healthcare needs.
- Overall, Dayton combines academic excellence with top-tier healthcare facilities, making it an attractive destination for education, research, and medical services. With its vibrant community spirit and a wide range of amenities, Dayton offers a high quality of life for its residents and an enriching experience for visitors.

LARGEST EMPLOYERS

COMPANY	# OF EMPLOYEES
WRIGHT-PATTERSON AIR FORCE BASE	27,400
PREMIER HEALTH PARTNERS	14,135
KETTERING HEALTH NETWORK	5,029
MONTGOMERY COUNTY	4,559
KROGER	4,100
LEXISNEXIS	3,100
SINCLAIR COMMUNITY COLLEGE	2,726
DAYTON PUBLIC SCHOOLS	2,574
WRIGHT STATE UNIVERSITY	2,498







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