










**RIVER DISTRICT
WEST CARROLLTON**

1100-1190 E. DIXIE DR, WEST CARROLLTON, OH 45449

Year 2023	3 Mile	5 Mile	7 Mile
Estimated Population	46,346	138,125	292,380
Median Income	\$74,047	\$77,044	\$70,973
Average HH Income	\$105,599	\$109,099	\$95,930
Households	20,611	60,146	127,151

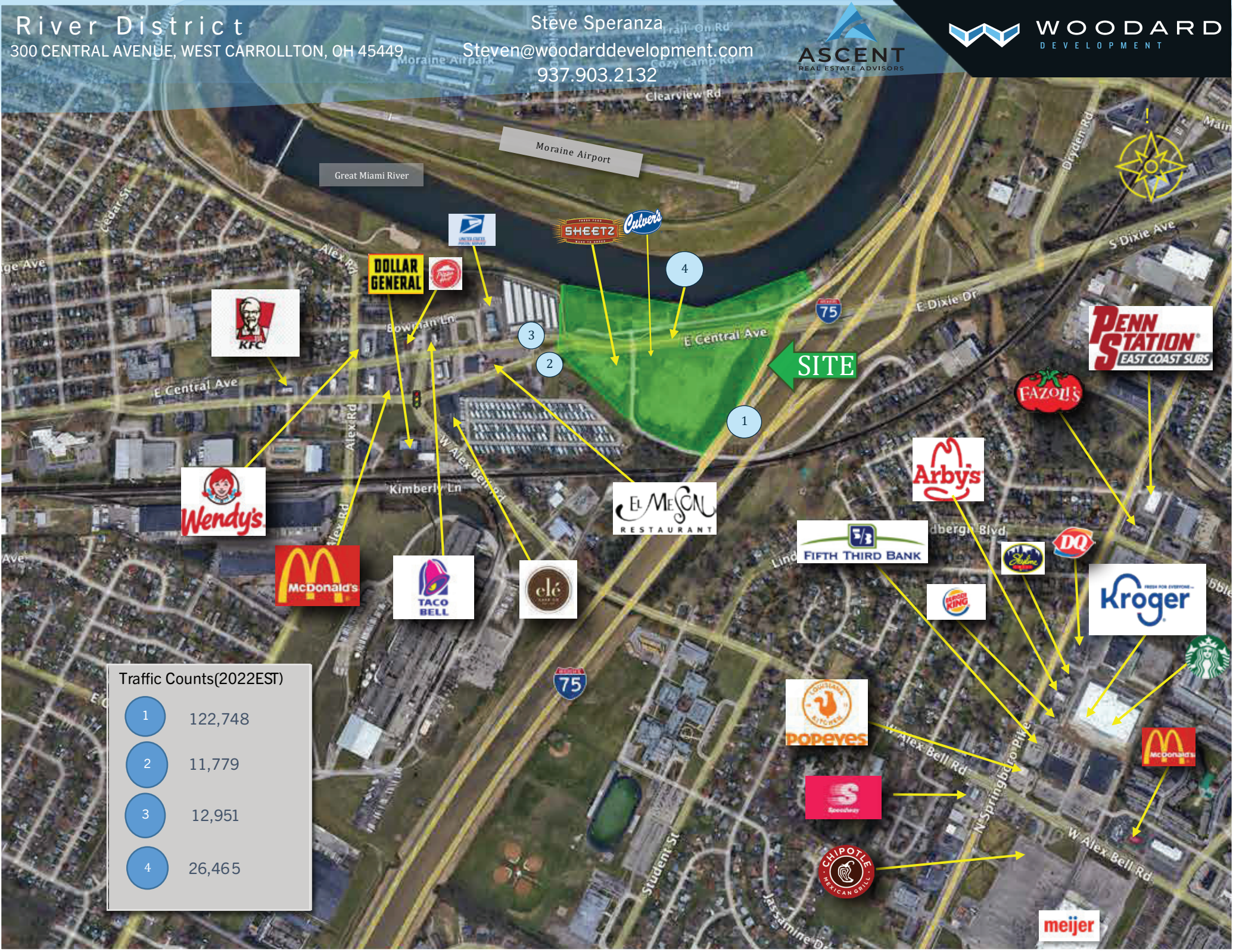
PROPERTY HIGHLIGHTS

-  Newly available highway infill site
-  First available highway interchange south of Dayton's urban core.
-  The Great Miami River proximity provides a platform for destination entertainment uses
-  25-acre redevelopment site near Marina Drive with direct access points to the Great Miami River
-  Over 2,000' of frontage on riverfront and over 1,000' of frontage on Central Avenue with direct access to I-75
-  Daily commuter traffic on both I-75 with 122,748 AADT and Dixie Highway with 23,629 AADT
-  Convenient access to Downtown Dayton, University of Dayton, Premier Health Main Campus, Sinclair Community College and Kettering Medical Center



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Traffic Counts(2022EST)

1	122,748
2	11,779
3	12,951
4	26,465

River District

300 CENTRAL AVENUE, WEST CARROLLTON, OH 45449

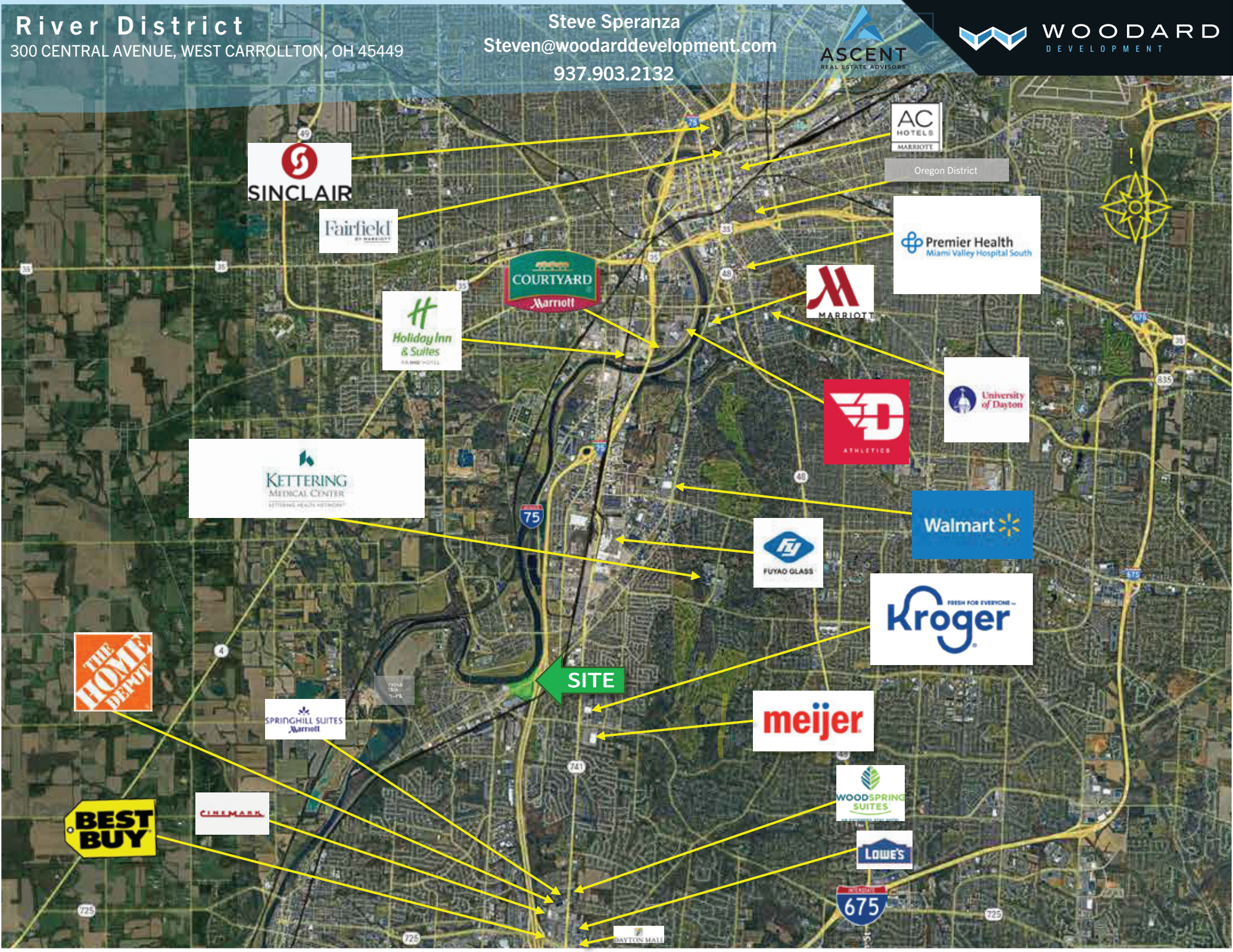
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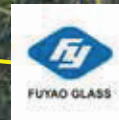
WOODARD
DEVELOPMENT

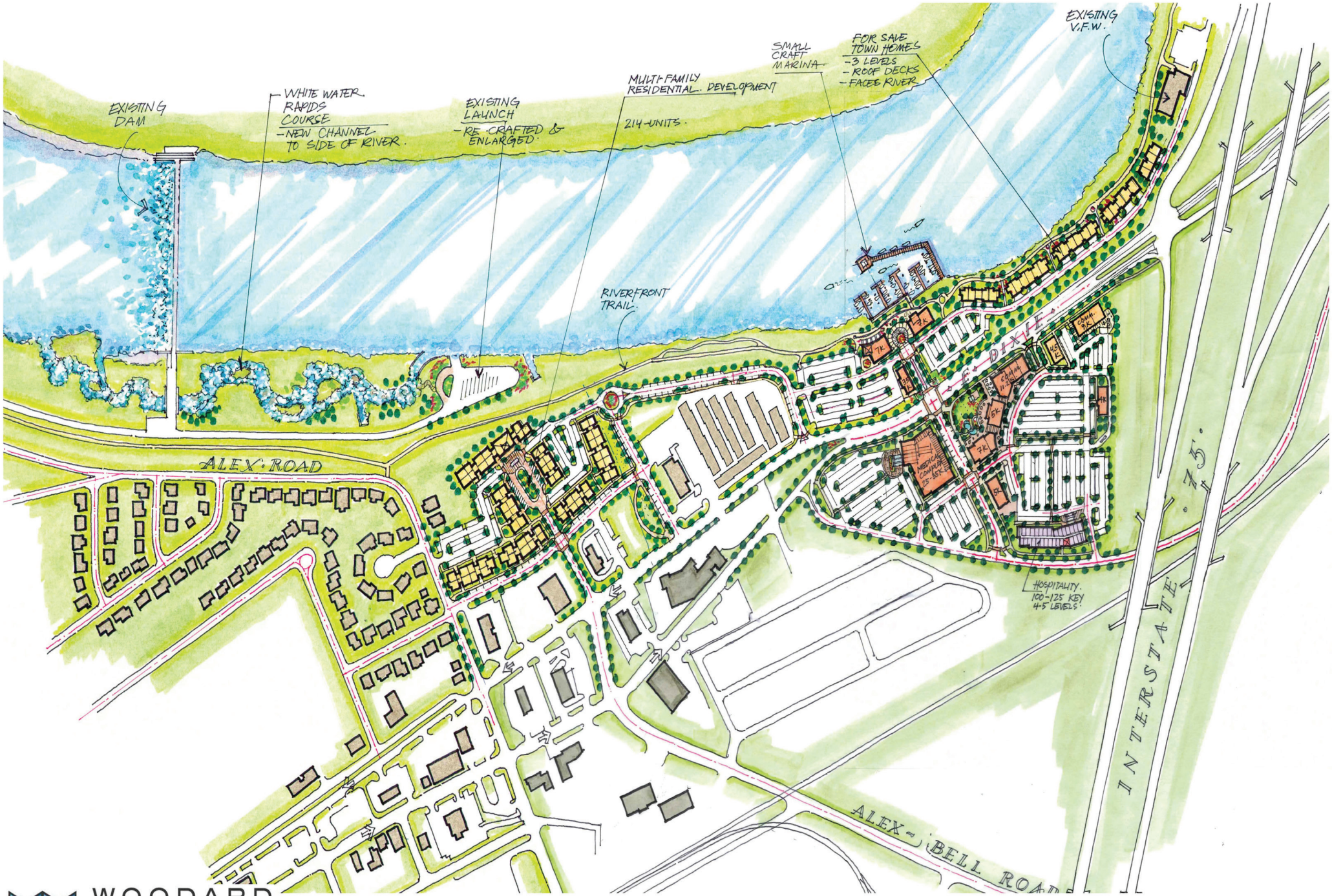


SITE



Oregon District





RIVER DISTRICT

WEST CARROLLTON, OH



THE GREAT MIAMI RIVER

FUTURE TOWNHOMES

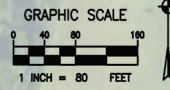
EAST DIXIE DRIVE

EAST CENTRAL AVENUE

SOUTH DIXIE DRIVE

I-75 SOUTH

I-75 NORTH



CONCEPT
NOT FOR CONSTRUCTION

RIVER DISTRICT - WEST CARROLLTON CONCEPTUAL SITE PLAN
AUGUST 30, 2024

Mannik Smith GROUP
TECHNICAL SKILL.
CREATIVE SPIRIT.
www.MannikSmithGroup.com

West Carrollton Demographics

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups

1190 E. Dixie Dr. Dayton, OH 45449		1 mi radius		3 mi radius		5 mi radius	
Population							
Estimated Population (2024)		5,847		46,947		138,421	
Trade Area Size		3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households							
Estimated Households (2024)		2,668		20,741		60,458	
Average Household Income							
Estimated Average Household Income (2024)		\$64,473		\$102,889		\$105,188	
Median Household Income							
Estimated Median Household Income (2024)		\$50,183		\$76,832		\$78,565	
Occupation (2023)							
White Collar Workers		1,313	46.9%	14,078	59.7%	45,464	65.5%
Blue Collar Workers		1,488	53.1%	9,497	40.3%	23,988	34.5%
Total Annual Consumer Expenditure (2024)							
Total Household Expenditure		\$194.22M		\$1.93B		\$5.75B	
Total Non-Retail Expenditure		\$88.83M		\$944.99M		\$2.85B	
Total Retail Expenditure		\$105.39M		\$982.34M		\$2.09B	
Apparel		\$3.64M		\$35.47M		\$105.62M	
Contributions		\$5.57M		\$60.73M		\$183.53M	
Education		\$4.11M		\$43.37M		\$130.57M	
Entertainment		\$11.38M		\$109.91M		\$327.26M	
Food away from Home		\$8.59M		\$84.29M		\$251.41M	
Grocery		\$15.08M		\$127.02M		\$370.45M	
Health Care		\$17.15M		\$136.01M		\$396.28M	
Household Furnishings and Equipment		\$5.12M		\$50.95M		\$152.17M	
Household Operations		\$3.75M		\$35.84M		\$106.41M	
Miscellaneous Expenses		\$3.34M		\$32.84M		\$98.12M	
Personal Care		\$2.85M		\$24.86M		\$72.9M	
Shelter		\$33.31M		\$307.86M		\$918.57M	
Tax and Retirement		\$33.78M		\$452.8M		\$1.39B	
Tobacco and Related		\$1.41M		\$9.78M		\$27.51M	
Transportation		\$33.06M		\$313.19M		\$919.76M	
Utilities		\$10.9M		\$90.65M		\$263.86M	