

OAK CREEK PLAZA

2128 & 2124 E Whipp Rd, Kettering, OH 45440

Retail Spaces for Lease



Commercial Real Estate Solutions®



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2128 E Whipp Rd

- Former pizza restaurant space with existing restaurant infrastructure
- 1,400 SF retail/restaurant suite available
- Price: \$16 per SF
- Located within Oak Creek Plaza, a well-established neighborhood shopping center
- Excellent visibility along heavily traveled East Whipp Road
- Multiple points of ingress/egress with turn-lane access
- Ample surface parking for customers and delivery traffic
- Pylon signage available
- Strong co-tenancy and surrounding retail synergy
- Positioned in one of the Dayton area's strongest suburban retail corridors.
- Ideal Uses
 - Pizza / restaurant concept
 - Carryout or delivery-focused food operator
 - Café or coffee shop
 - Dessert / ice cream concept
 - Specialty food user
 - Retail or service business



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2124 E Whipp Rd

- Offered in as-is condition
- Blank canvas provides tenants the opportunity to customize the space to meet their specific operational needs and branding requirements
- 1,400 SF suite available
- Price: \$16 per SF
- Open-concept floor plan
- Flexible retail, office, or service-oriented use
- Excellent signage and visibility opportunities
- Ample on-site parking
- Convenient access to major roads and surrounding amenities
- Ideal Uses
 - Retail
 - Showroom
 - Fitness
 - Medical
 - Salon
 - Professional office
 - Specialty concepts



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Center Highlights

- Oak Creek Plaza sits on approximately 6.26 acres and contains nearly 59,000 SF of retail space with strong neighborhood traffic and long-standing tenant presence
- Located in Kettering, one of Dayton's most established and affluent submarkets

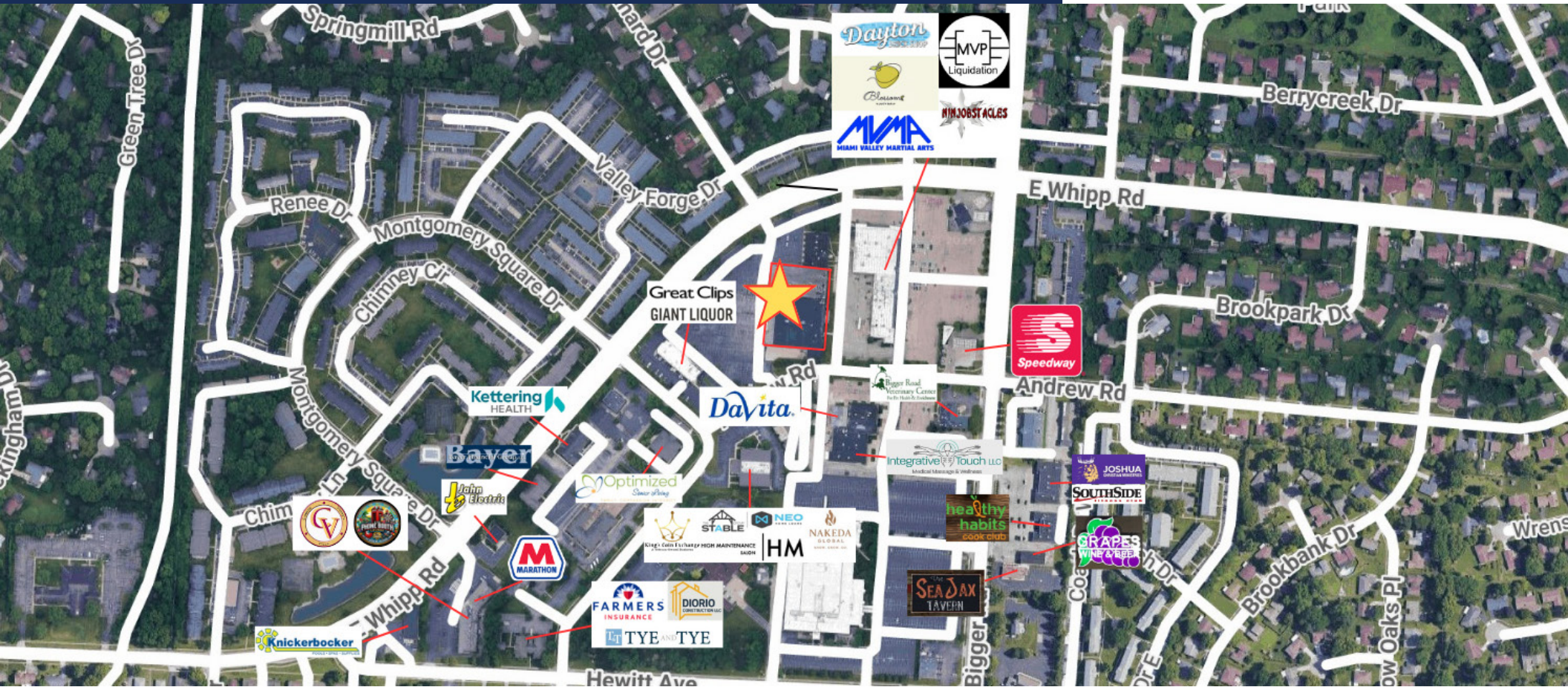
Demographics	1 Mile	3 Miles	5 Miles
Population	10,448	62,960	99,042
Avg. HH Income	\$98,400	\$114,055	\$121,352
Total Employees	2,189	38,314	44,185

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Area Highlights

- Dense daytime population with nearby office, medical, and residential communities
- Strong traffic generators nearby including grocery, retail, fitness, and dining
- Surrounded by established neighborhoods and high consumer spending

Nearby Retail & Traffic Drivers

- Adjacent to Marc's Grocery
- Near Target, Kroger, Meijer, Walmart, Aldi, Dorothy Lane Market, and Trader Joe's
- Minutes from The Greene Town Center and I-675 access

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