



For Lease

Shops of Oakwood

2426, 2508, & 2512 Far Hills Ave, Oakwood, OH 45419

Endcap & Small Shop Space Available

Downtown Oakwood Storefront Spaces

- In the Heart of Oakwood's thriving business district
- Charming, pedestrian friendly shopping area
- Highly sought-after residential neighborhood
- Incredible incomes and great co-tenancy
- Directly along SR-48/Dayton's main artery
- Traffic Counts - 16,549 SR-48



Colliers | Greater Cincinnati
191 Rosa Parks Street, Suite 501
Cincinnati, Ohio 45202
P: +1 513 721 4200

Accelerating success.

Colliers

UNIVERSITY OF DAYTON



DOROTHY LN



35

675

INDIAN RIPPLE RD

FAR HILLS AVE



tropical CAFE
SMOOTHIE

Huntington

FAR HILLS AVE

16,549 ADT

SHOPS OF OAKWOOD

chico's	KINZELER REALTY LLC	Gracie's ICE CREAM
TALBOTS	olive	Swoon
Edward Jones	OAKWOOD	Starbucks
MANAVISION		

FIFTH THIRD BANK

CVS
pharmacy

ALM DOROTHY LANE MARKET

CHASE

ARROW WINE & SPIRITS

verizon

DOROTHY LANE

19,908 ADT





SHAFOR BLVD

ORCHARD DR

WONDERLY AVE

TRIANGLE AVE

FAR HILLS AVE



indie WEST

KINZELER REALTY, LLC
SALES & MANAGEMENT

MANAVISION

HANDCRAFTED
Graeter's
ICE CREAM

OAKWOOD CLUB



Edward Jones

Available
2,647 SF

chico's

Swoon
BOOKS & WINE

oVine
olive

Available
1,622 SF

Available
1,928 SF

TALBOTS

Demographics



	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	12,586	98,241	232,038
2010 Total Population	12,312	91,831	214,868
2020 Total Population	12,652	93,753	217,420
2025 Total Population	12,585	93,163	219,350
2025 Group Quarters	33	6,713	10,062
2030 Total Population	12,514	92,574	218,825
2000-2020 Growth Rate: Population (CAGR)	0.0%	-0.2%	-0.3%
2010-2020 Growth Rate: Population (CAGR)	0.3%	0.2%	0.1%
2020-2025 Growth Rate: Population (CAGR)	-0.1%	-0.1%	0.2%
2025-2030 Growth Rate: Population (CAGR)	-0.1%	-0.1%	-0.1%
2025 Total Daytime Population	9,816	100,343	252,515
Workers	4,303	54,110	138,146
Residents	5,513	46,233	114,369
2025 Workers % of Daytime Population	43.8%	53.9%	54.7%
2025 Residents % of Daytime Population	56.2%	46.1%	45.3%
Household Summary			
2000 Households	5,672	41,223	97,211
2010 Households	5,548	38,803	91,959
2025 Households	5,651	39,548	94,823
2025 Average Household Size	2.22	2.19	2.21
2030 Households	5,644	39,459	95,064
2000-2020 Growth Rate: Households (CAGR)	-0.0%	-0.2%	-0.2%
2010-2020 Growth Rate: Households (CAGR)	0.2%	0.2%	0.1%
2020-2025 Growth Rate: Households (CAGR)	0.0%	-0.0%	0.3%
2025-2030 Growth Rate: Households (CAGR)	-0.0%	-0.1%	0.1%
2010 Families	3,199	21,453	51,704
2025 Families	3,249	20,712	49,933
2030 Families	3,207	20,368	49,229
2025-2030 Annual Rate	-0.26%	-0.33%	-0.28%
Housing Unit Summary			
2025 Housing Units	6,103	43,270	105,579
Owner Occupied Housing Units	69.2%	61.8%	57.4%
Renter Occupied Housing Units	30.8%	38.2%	42.6%
Vacant Housing Units	7.4%	8.6%	10.2%
Owner Occupied Median Home Value			
2025 Median Home Value	\$266,562	\$190,958	\$199,199
2030 Median Home Value	\$294,050	\$243,658	\$252,571
Income			
2025 Per Capita Income	\$59,857	\$40,736	\$38,359
2025 Median Household Income	\$93,591	\$67,242	\$63,221
2025 Average Household Income	\$134,317	\$95,278	\$88,393
Household Income Base	5,651	39,548	94,823
<\$15,000	5.9%	8.9%	11.5%
\$15,000 - \$24,999	4.3%	7.9%	8.6%
\$25,000 - \$34,999	4.0%	6.9%	7.0%
\$35,000 - \$49,999	10.0%	11.7%	12.2%
\$50,000 - \$74,999	14.4%	20.2%	19.3%
\$75,000 - \$99,999	14.4%	13.9%	12.8%
\$100,000 - \$149,999	15.4%	14.7%	14.1%
\$150,000 - \$199,999	13.2%	7.4%	7.1%
\$200,000+	18.4%	8.4%	7.5%