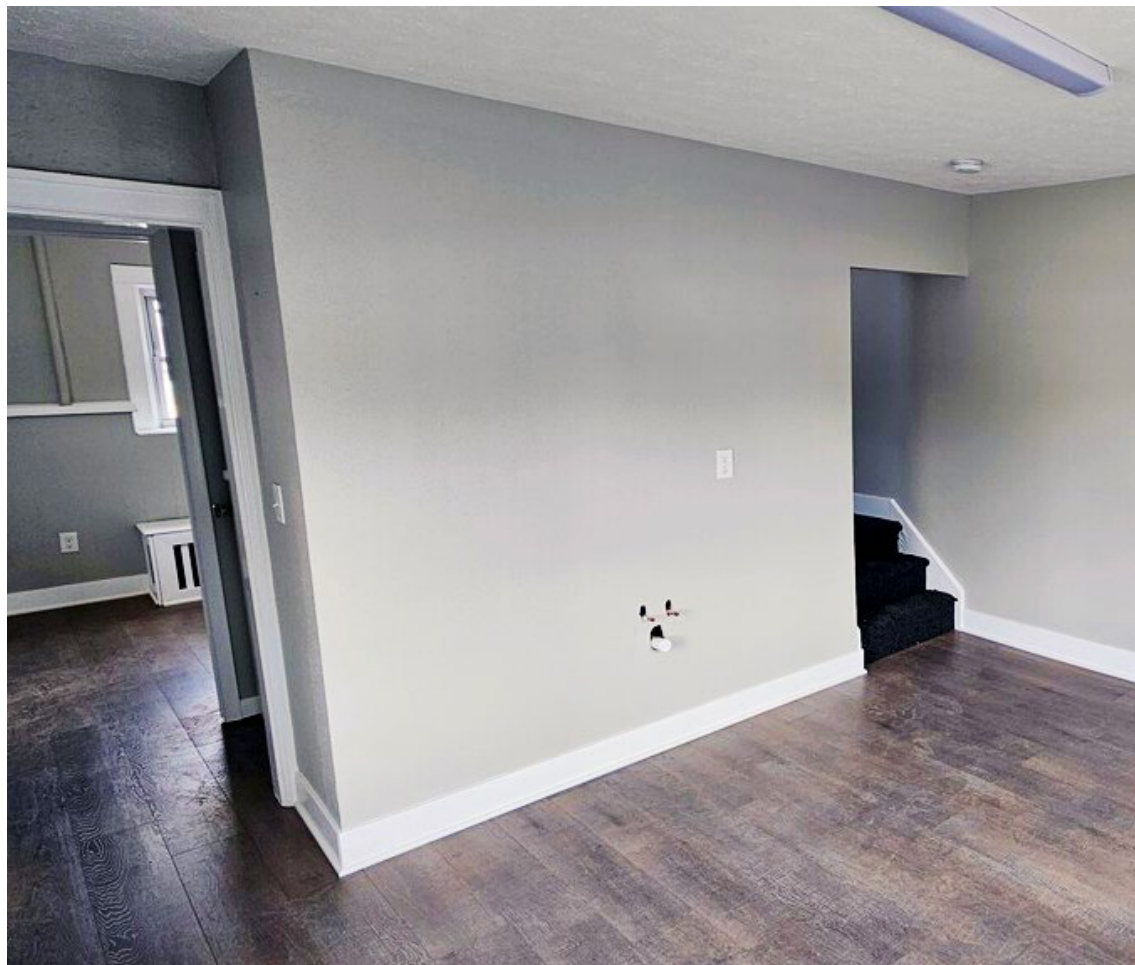


# Dixie Retail/Office Space for Lease

436 E Dixie Drive & Central Avenue | West Carrollton, OH | 45449



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE
Montgomery	Retail/Office	General Business	1600 SF	\$1900 /mo. FSG

### Property & Location Highlights:

- Remodeled Micro Space on S. Dixie in West Carrollton.
- Formerly a beauty salon, the water service remains in the walls if needed.
- Perfect for a small office, massage therapy, small

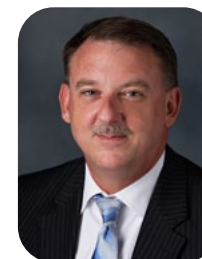
beauty salon, small retail.

- Located behind Barron's Barber Shop in the same building.
- Located in the center of Central Avenue and E. Dixie Drive, walkable to schools, parks, CBD.

In the Heart of West Carrollton!

*All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.*

For more information, contact:

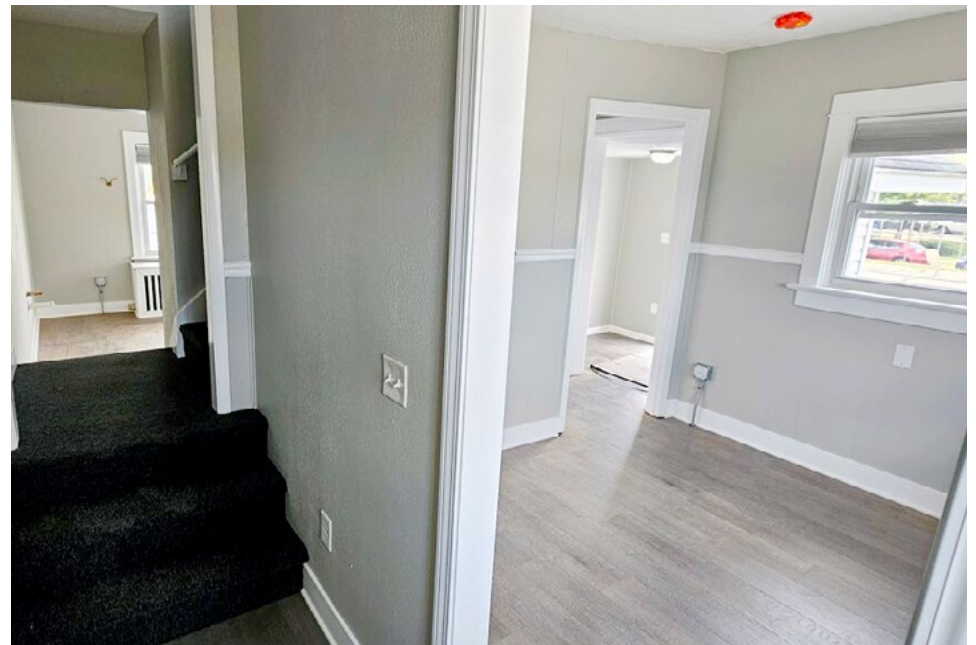
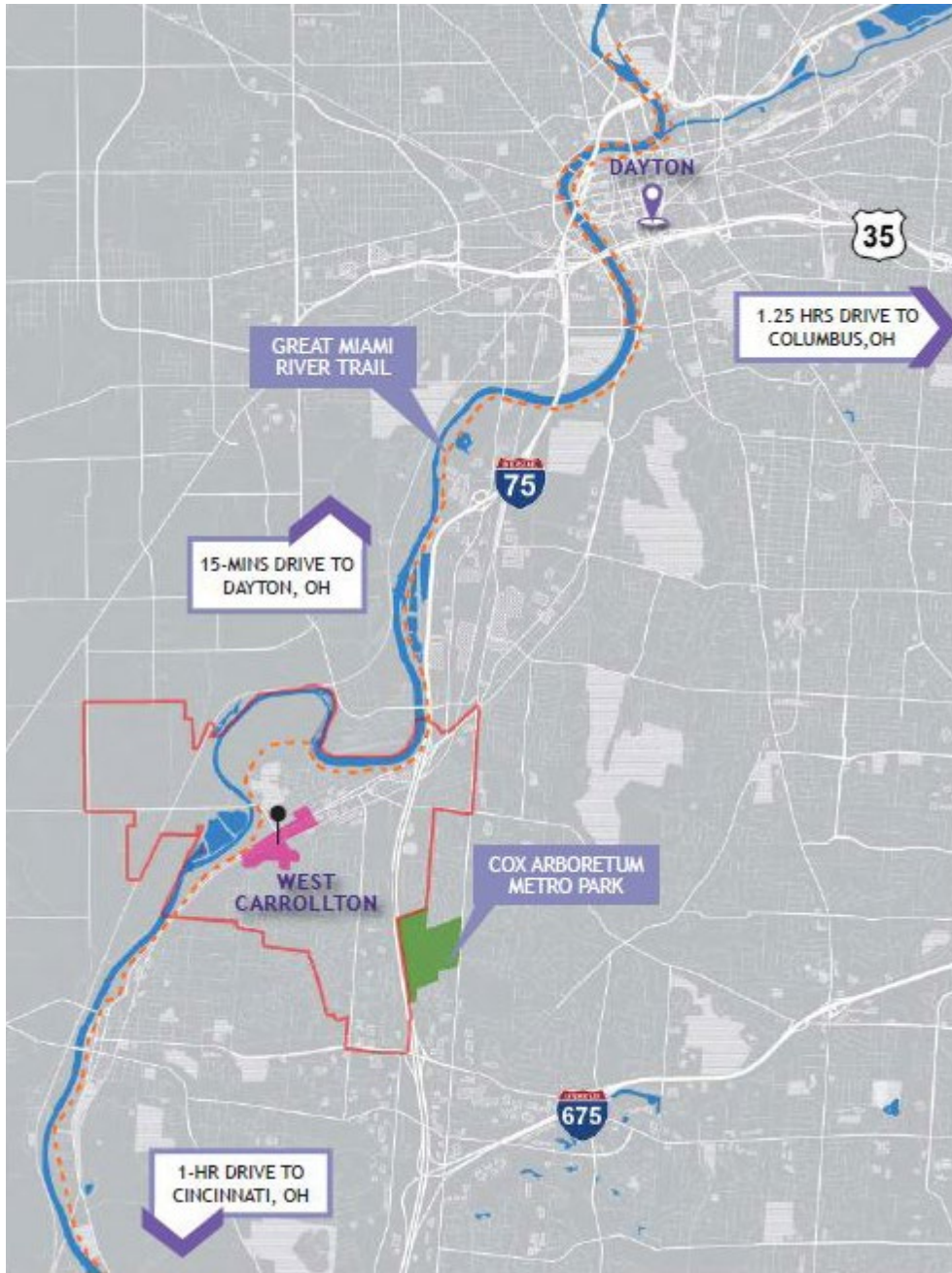


**Henkle Schueler** Est. 1935  
CORFAC INTERNATIONAL

**Mark Langdon**  
Commercial Sales Associate  
O: 513.228.6244  
C: 937.673.1916  
[mlangdon@hsabh.com](mailto:mlangdon@hsabh.com)

# Dixie Retail/Office Space for Lease

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# Dixie Retail/Office Space for Lease

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Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2028 Projection	5,834	115,012	481,992
2023 Estimate	5,803	114,370	476,223
2010 Census	5,838	114,986	466,054
Growth 2023 - 2028	0.53%	0.56%	1.21%
Growth 2010 - 2023	-0.60%	-0.54%	2.18%
<b>2023 Population by Hispanic Origin</b>	146	3,971	16,578
<b>2023 Population</b>	5,803	114,370	476,223
White	5,365 92.45%	89,292 78.07%	352,994 74.12%
Black	243 4.19%	18,107 15.83%	95,797 20.12%
Am. Indian & Alaskan	17 0.29%	276 0.24%	1,264 0.27%
Asian	72 1.24%	3,638 3.18%	12,324 2.59%
Hawaiian & Pacific Island	1 0.02%	75 0.07%	298 0.06%
Other	105 1.81%	2,981 2.61%	13,544 2.84%
U.S. Armed Forces	4	190	1,846
<b>Households</b>			
2028 Projection	2,512	49,542	199,575
2023 Estimate	2,498	49,248	197,293
2010 Census	2,522	49,556	193,938
Growth 2023 - 2028	0.56%	0.60%	1.16%
Growth 2010 - 2023	-0.95%	-0.62%	1.73%
Owner Occupied	1,803 72.18%	30,861 62.66%	123,482 62.59%
Renter Occupied	695 27.82%	18,387 37.34%	73,811 37.41%
<b>2023 Households by HH Income</b>			
Income: <\$25,000	446 17.84%	8,770 17.81%	42,135 21.36%
Income: \$25,000 - \$50,000	706 28.24%	11,172 22.68%	44,843 22.73%
Income: \$50,000 - \$75,000	534 21.36%	9,341 18.97%	34,437 17.45%
Income: \$75,000 - \$100,000	389 15.56%	6,275 12.74%	25,056 12.70%
Income: \$100,000 - \$125,000	217 8.68%	5,552 11.27%	17,718 8.98%
Income: \$125,000 - \$150,000	135 5.40%	2,676 5.43%	11,322 5.74%
Income: \$150,000 - \$200,000	50 2.00%	2,621 5.32%	10,416 5.28%
Income: \$200,000+	23 0.92%	2,844 5.77%	11,367 5.76%
<b>2023 Avg Household Income</b>	\$63,305	\$81,209	\$78,381
<b>2023 Med Household Income</b>	\$53,904	\$62,228	\$58,062

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>192</b>	<b>2,248</b>	<b>12</b>
Retail & Wholesale Trade	28	591	21
Hospitality & Food Service	17	312	18
Real Estate, Renting, Leasing	5	17	3
Finance & Insurance	15	59	4
Information	3	44	15
Scientific & Technology Services	9	34	4
Management of Companies	0	0	0
Health Care & Social Assistance	25	172	7
Educational Services	8	297	37
Public Administration & Sales	11	244	22
Arts, Entertainment, Recreation	4	60	15
Utilities & Waste Management	13	165	13
Construction	11	54	5
Manufacturing	10	96	10
Agriculture, Mining, Fishing	0	0	0
Other Services	33	103	3

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