

Westtown Shopping Center

4277- 4389 W. Third Street, Dayton, OH, 45417



Real Estate Development Since 1922



Emily Waterman
614-342-6618
ewaterman@skillengold.com
www.skillengold.com

HIGHLIGHTS

- 0.60 AC available for ground lease or build-to-suit
- 37,200 vehicles per day (13,000 on W. Third; 24,200 on Gettysburg)
- Westtown's transit hub is Dayton's second busiest, servicing over 3.1 million riders per year
- Dense trade area with more than 128,000 residents within 5 miles
- New Jr. Anchor opportunity 6,300-13,800 SF



Population

2023 Estimated

3 mile	5 mile	10 mile
51,901	137,072	467,404

2028 Projected

3 mile	5 mile	10 mile
37,736	137,375	467,332

Median Age

2023 Estimated

3 mile	5 mile	10 mile
39.3	38.3	39.2

Income

2023 Average Household Income

3 mile	5 mile	10 mile
\$51,124	\$67,452	\$89,935

Households

2023 Estimated

3 mile	5 mile	10 mile
21,059	55,958	202,041

2028 Projected

3 mile	5 mile	10 mile
20,668	55,143	198,150

DEMOGRAPHICS

Westtown Shopping Center

4277- 4389 W. Third Street, Dayton, OH, 45417



Real Estate Development Since 1922



Emily Waterman
614-342-6618
ewaterman@skilkengold.com
www.skilkengold.com

Westtown Shopping Center serves as the dominant retail center in densely populated West Dayton.

Westtown is located 2 minutes away from Wright Brothers Factory Campus, 54 AC redevelopment site which is home to West Dayton Public Library and future home to 50,000 SF business incubator, museum and green space.

Available Space for Lease

- Available 8/1/24 - 3,600 SF
- Available - 0.60 AC for ground lease or build-to-suit
- Available - 4,400 SF
- Available - 6,300 SF can be available
- Available - 7,500 SF
- Available - 8,750 SF (lower level)
- Available - 21,000 SF (lower level)



Westtown Shopping Center					
4277- 4389 W. Third Street, Dayton, OH, 45417					
Unit	Tenant	Unit	Tenant	Unit	Tenant
4329	CVS Pharmacy	4271	Oak Street Health	4237	H&R Block
4323	U.S. Post Office	4263	Boost Mobile	4235	Cricket Wireless
4317	Metro PCS	4259	Mirrah Image	4233	Available - 3,600 SF
4315	Pizza Hut/Wing Street	4257	Dayton Children's Dental	4227	Shoe Trend
4303	Montgomery County E.O.C.	4257 (lower level)	Available - 8,750 SF	Outparcel	
4297	Rent-A-Center	4255 (lower level)	Available - 21,000 SF		
4291	Rainbow Apparel	4253	Family Dollar	Kiosk	PNC Bank - ATM
4287	Available - 7,500 SF	4245	CitiTrends	As Shown	O'Reilly Auto Parts
4279	Can Be Available - 6,300 SF	4239	City Gear	4389	0.60 AC

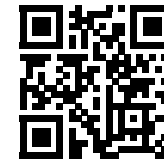
KEY
 Available
 Leased
 Available With Notice

LEASING INFORMATION

Emily Waterman
 614.342.6618
 ewaterman@skilkengold.com

Westtown Shopping Center

4277- 4389 W. Third Street, Dayton, OH, 45417



Emily Waterman
614-342-6618
ewaterman@skilkengold.com
www.skilkengold.com

