

Easttown Shopping Center

3824-3830 Linden Avenue, Dayton, Ohio, 45432



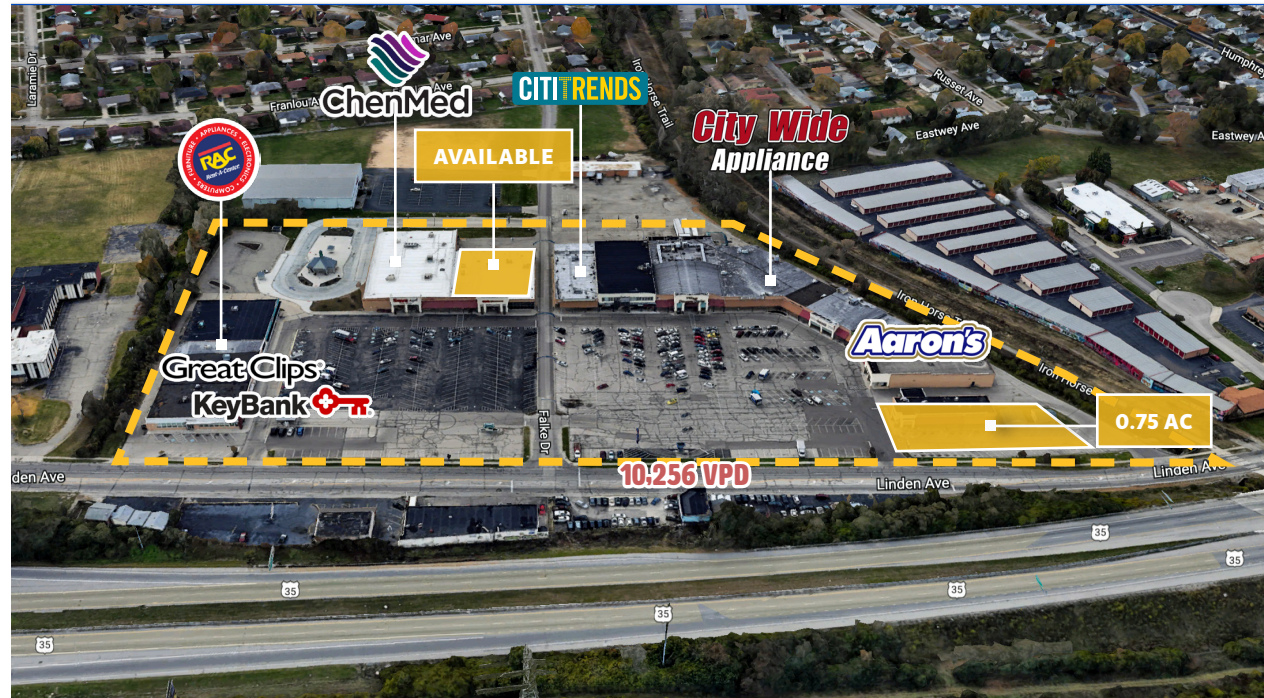
Real Estate Development Since 1922



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

HIGHLIGHTS

- .75 AC outparcel opportunity for ground lease or build-to-suit
- Anchor space available - up to 17,700 SF
- Dense trade area with 200,000 people within 5 miles
- Visible from SR 35 with more than 68,000 vehicles per day
- Close proximity to I-675 and I-75
- Minutes from Wright-Patterson Air Force Base



KEY TENANTS



Population

2023 Estimated

3 mile	5 mile	10 mile
98,851	206,192	533,816

2028 Projected

3 mile	5 mile	10 mile
97,809	205,924	538,646

Median Age

2023 Estimated

3 mile	5 mile	10 mile
34.5	37.0	39.3

Income

2023 Average Household Income

3 mile	5 mile	10 mile
\$80,404	\$94,967	\$97,522

Households

2023 Estimated

3 mile	5 mile	10 mile
40,870	88,157	227,340

2028 Projected

3 mile	5 mile	10 mile
39,568	86,601	225,612

DEMOGRAPHICS

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Easttown Shopping Center is situated minutes from Wright-Patterson Air Force Base, Ohio's largest single-site employer with more than 20,000 employees. The shopping center offers a strong national tenant mix, high visibility from State Route 35 and convenient access from I-675 and I-75.

Available Space for Lease

- Office Available - 700 SF - 1,700 SF
- Warehouse Available - 12,500 SF
- Available - 3,360 SF
- Available - 5,700 SF
- 0.75 AC outparcel opportunity available for ground lease or build-to-suit
- 12,000 SF up to 17,700 SF contiguous space available



Easttown Shopping Center		Unit	Tenant	Unit	Tenant	Unit	Tenant
3824 - 3830 Linden Ave, Dayton, OH				3870	Village Discount Outlet	3926	Available - 5,700 SF
		Outparcel		3878	Game Stop	3932	ChenMed
		A	0.75 AC	3898	Fifth Third ATM	3932B	Available - 12,500 SF
LEASING INFORMATION		3846	Easttown \$1.00 Store	3898B	Office Available - 700 SF	3966	Spin-N-Win
Emily Waterman 614.342.6618 ewaterman@skillkengold.com		3854	L.A. Nails	3898C	Office Available - 1,200 SF	3968	Rent-A-Center
		3858	Cricket Wireless	3898D	Office Available - 1,700 SF	3974	Available - 3,360 SF
		3862	Aaron's	3902	Boost Mobile	3978	Metro PCS
		3868	City Wide Appliances & More	3906	Citi Trends	3982	Great Clips
KEY	<input checked="" type="checkbox"/> Available <input type="checkbox"/> Leased	Lower Level Rear	Hearn's Haunts	3920	Available - 12,000 SF	4000	Key Bank

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