

# For Lease



1024 S Smithville Rd | Dayton, OH 45403



## Property highlights

- Former Kroger Box available - 46,646 SF
- Annual sales for Kroger - \$45 million
- Kroger Space can be demised
- Out lot opportunity - 1.00 AC site
- Great co-tenancy
- Easy Access to I-35
- Traffic counts on I-35 is 34,025 VPD, and S. Smithville Road is 17,300 VPD

**Giorgio A Karras**  
Vice President  
giorgio.karras@jll.com  
+1 513 719 3720

**Kevin Thobe**  
Vice President  
kevin.thobe@jll.com  
+1 513 252 2189

**Saira Mohan**  
Vice President  
saira.mohan@jll.com  
+1 917 496 7900

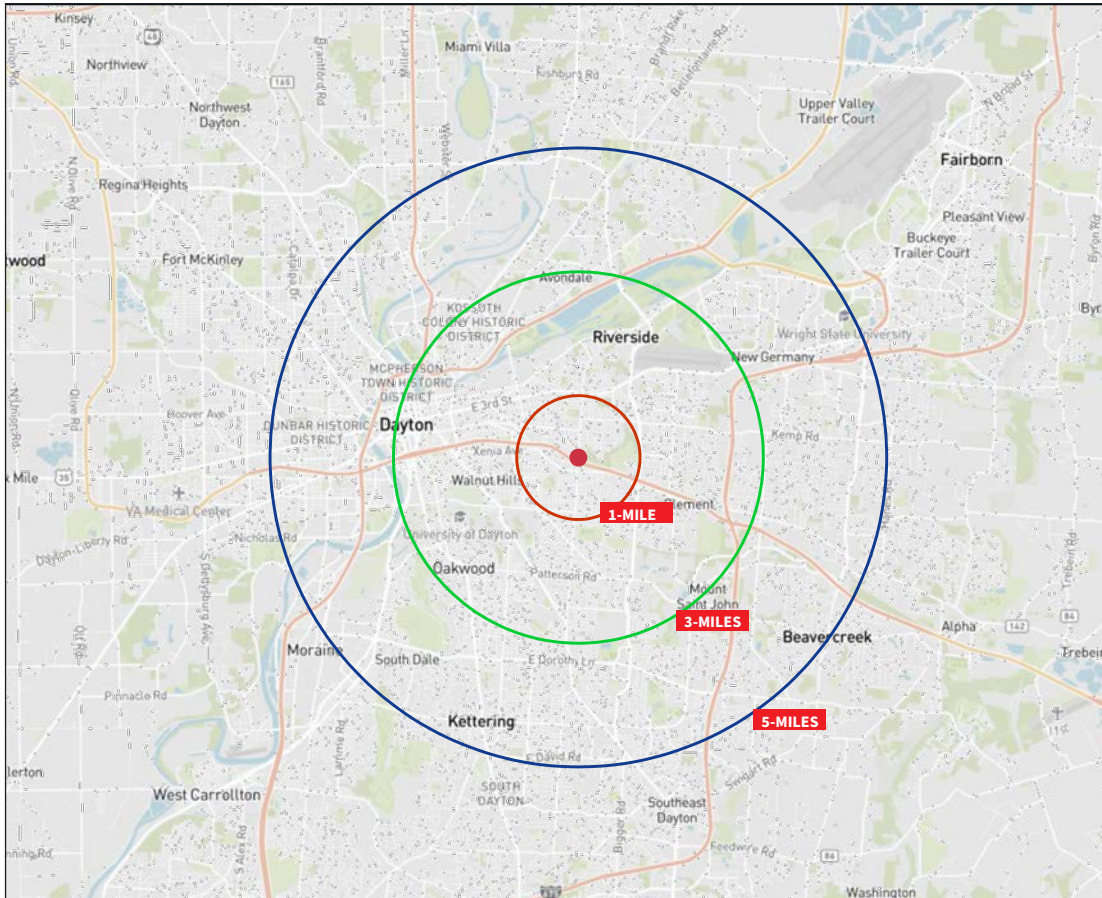
Site plan



| Unit | Tenant                    | SF     |
|------|---------------------------|--------|
| 1    | Available (Former Kroger) | 46,646 |
| 2    | Family Dollar             | 11,700 |
| 3    | Smoke Shop                | 2,446  |
| 4    | CATO                      | 4,610  |
| 5    | Ohio License Bureau       | 2,013  |
| 6    | Salon Suites              | 3,000  |
| 7A   | Liquor Store              | 3,504  |
| 7B   | Warehouse - Vacant        | 4,200  |

| Unit | Tenant                 | SF     |
|------|------------------------|--------|
| 8    | Available              | 1,767  |
| 9    | Available              | 1,630  |
| 10   | Chinese Restaurant     | 1,000  |
| 11A  | Wireless Store         | 1,850  |
| 11B  | Street Food Restaurant | 2,000  |
| 12   | Laundromat             | 2,763  |
|      | Total                  | 89,129 |

## Demographics



| Demographics             | 1-mile   | 3-miles  | 5-miles  |
|--------------------------|----------|----------|----------|
| Population               | 15,096   | 95,018   | 212,189  |
| Households               | 6,558    | 38,557   | 87,716   |
| Daytime Population       | 2,795    | 57,339   | 149,175  |
| Average Household Income | \$50,139 | \$62,166 | \$68,575 |

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Trade area

