









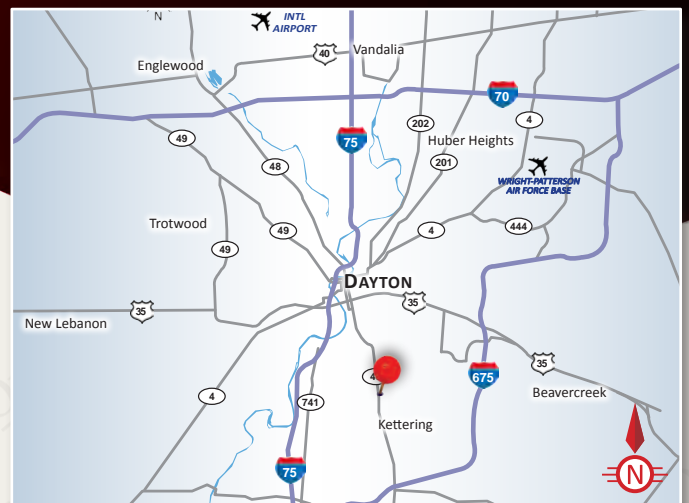
10 Southmoor Circle NW, Dayton, OH 45429

**PROPERTY HIGHLIGHTS**

-  Proposed Redevelopment in the Heart of Kettering
-  Catty-Corner from Town & Country Shopping Center
-  Site Offers Great Exposure to High Traffic Counts & Lots of Retail
-  High Population Density and Strong Daytime Employment
-  Zoned Business with Opportunities for Retail, Restaurants & Select Medical Uses
-  Great Opportunity in Market with High Barriers to Entry

**DEMOGRAPHICS**

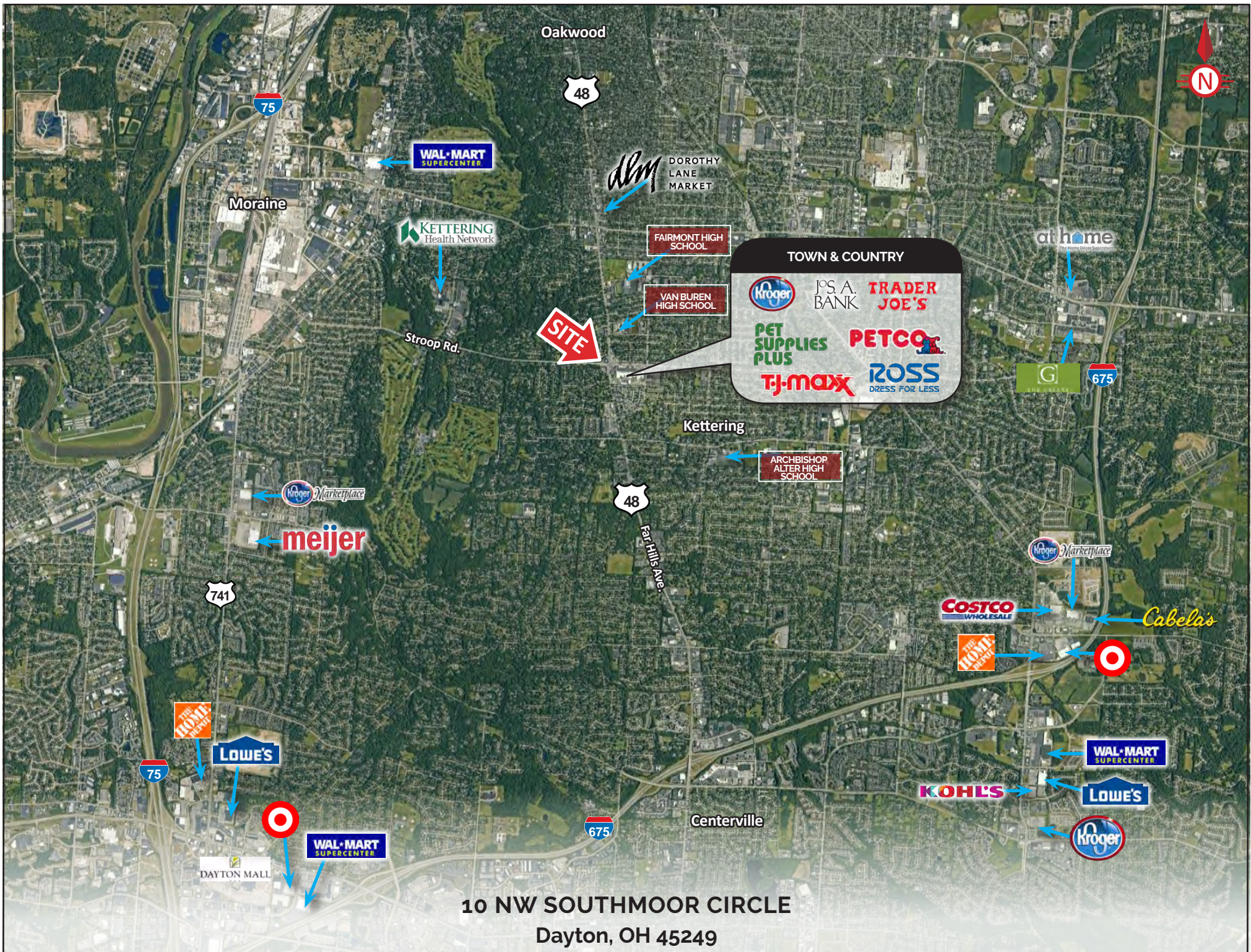
<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	10,683	84,722	209,392
Median Income	\$79,198	\$83,510	\$75,090
Average HH Income	\$105,513	\$111,000	\$98,915
Daytime Population	3,367	34,491	98,765



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**KETTERING  
FAIRMONT HIGH  
SCHOOL**  
2,525 Students

**VAN BUREN MIDDLE  
SCHOOL**  
607 Students

**SITE**

**DONATOS**  
Every piece is important.

W Stroop Rd.

18,240 ADT '25

17,395 ADT '25

17,878 ADT '25

19,110 ADT '25

**Marion's  
PIAZZA**

**PNC**

**Panera  
BREAD**

**FIRST WATCH  
THE DAYTIME CAFE**

**TOWN & COUNTRY**

- Kroger
- PS A BANK
- TRADER JOE'S
- PET SUPPLIES PLUS
- PETCO Where the pets go.
- TJ-maxx
- ROSS DRESS FOR LESS

E Stroop Rd.

**PET SUPPLIES PLUS**

**Kroger  
fresh fare**

**10 NW SOUTHMOOR CIRCLE**  
**Dayton, OH 45249**

**OnSite**  
Retail Group

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**SITE**

**.7461 AC**

**DONATOS PIZZA**  
Every piece is important.



Full Access

Full Access

Full Access

Far Hills Ave

17,395 ADT '25



18,240 ADT '25

W Stroop Rd.



E Stroop Rd.

17,878 ADT '25

19,110 ADT '25



**10 NW SOUTHMOOR CIRCLE**  
**Dayton, OH 45249**

**OnSite**  
Retail Group



FAIR HILLS AVENUE

WESTHAVEN DRIVE

SOUTHMOOR CIRCLE NW

WEST STROOP ROAD

**DONATOS**  
PIZZA SUBS SALADS

PROPOSED RESTAURANT  
4000 SF

PATIO

**52 Parking Spaces**  
**41 On-Site + 11 On Street**



**CONCEPTUAL PLAN**  
**10 NW SOUTHMOOR CIRCLE**  
**Dayton, OH 45249**



## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.6902/-84.169

<b>10 Southmoor Cir NW</b> <b>Dayton, OH 45429</b>	<b>1 mi</b> <b>radius</b>	<b>3 mi</b> <b>radius</b>	<b>5 mi</b> <b>radius</b>
<b>Population</b>			
2025 Estimated Population	10,662	84,612	210,970
2030 Projected Population	10,536	83,740	210,089
2020 Census Population	10,830	85,219	209,824
2010 Census Population	10,595	82,761	205,168
Projected Annual Growth 2025 to 2030	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2025	-	0.1%	0.2%
2025 Median Age	44.8	41.0	39.0
<b>Households</b>			
2025 Estimated Households	5,219	38,025	92,612
2030 Projected Households	5,190	37,809	92,856
2020 Census Households	5,233	38,509	91,904
2010 Census Households	5,124	37,457	89,188
Projected Annual Growth 2025 to 2030	-0.1%	-0.1%	-
Historical Annual Growth 2010 to 2025	0.1%	0.1%	0.3%
<b>Race and Ethnicity</b>			
2025 Estimated White	83.8%	80.3%	76.8%
2025 Estimated Black or African American	8.1%	9.8%	13.0%
2025 Estimated Asian or Pacific Islander	2.8%	3.4%	3.2%
2025 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%
2025 Estimated Other Races	5.3%	6.4%	6.7%
2025 Estimated Hispanic	3.9%	4.6%	5.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$106,299	\$111,853	\$99,839
2025 Estimated Median Household Income	\$80,034	\$84,401	\$76,129
2025 Estimated Per Capita Income	\$52,064	\$50,384	\$44,133
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.3%	2.0%
2025 Estimated Some High School (Grade Level 9 to 11)	2.1%	2.8%	4.5%
2025 Estimated High School Graduate	16.1%	20.0%	22.7%
2025 Estimated Some College	19.2%	20.6%	21.7%
2025 Estimated Associates Degree Only	10.0%	10.1%	9.9%
2025 Estimated Bachelors Degree Only	29.0%	24.4%	21.8%
2025 Estimated Graduate Degree	22.9%	20.7%	17.5%
<b>Business</b>			
2025 Estimated Total Businesses	342	3,036	8,497
2025 Estimated Total Employees	3,367	34,491	98,765
2025 Estimated Employee Population per Business	9.9	11.4	11.6
2025 Estimated Residential Population per Business	31.2	27.9	24.8