

# Henkle Schueler

COMMERCIAL REAL ESTATE



FOR SALE

## ESPLANADE RETAIL/MIXED-USE CENTER

2671 Dixie Highway, Kettering, OH 45409 \$2,550,000

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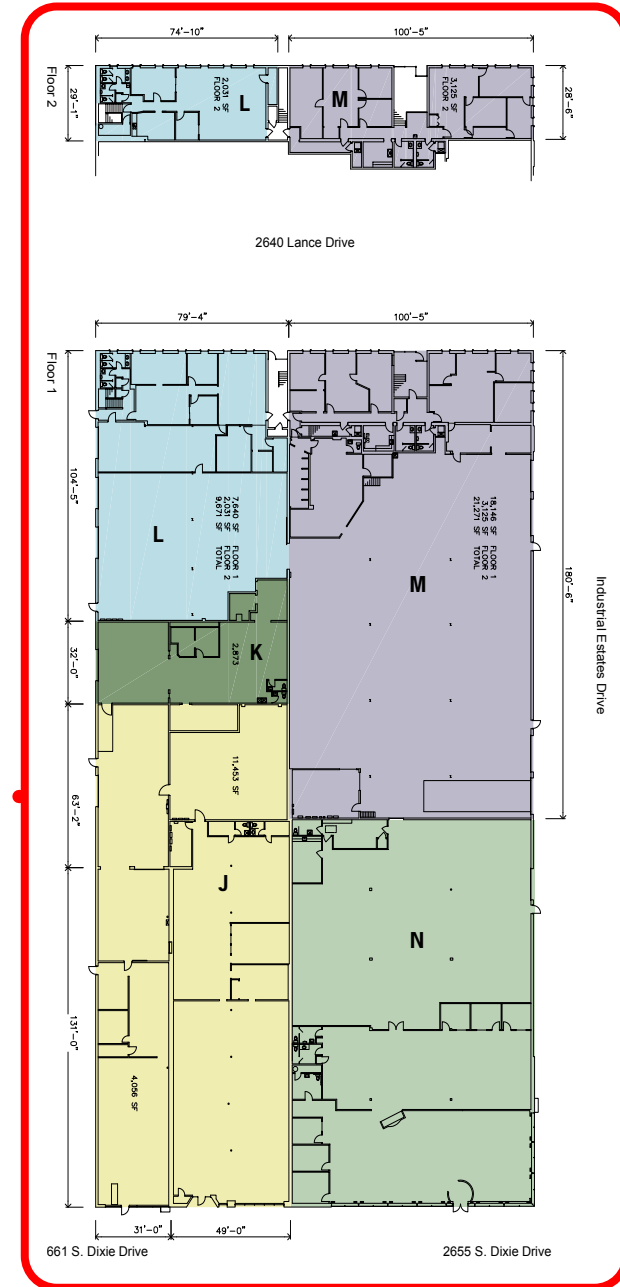
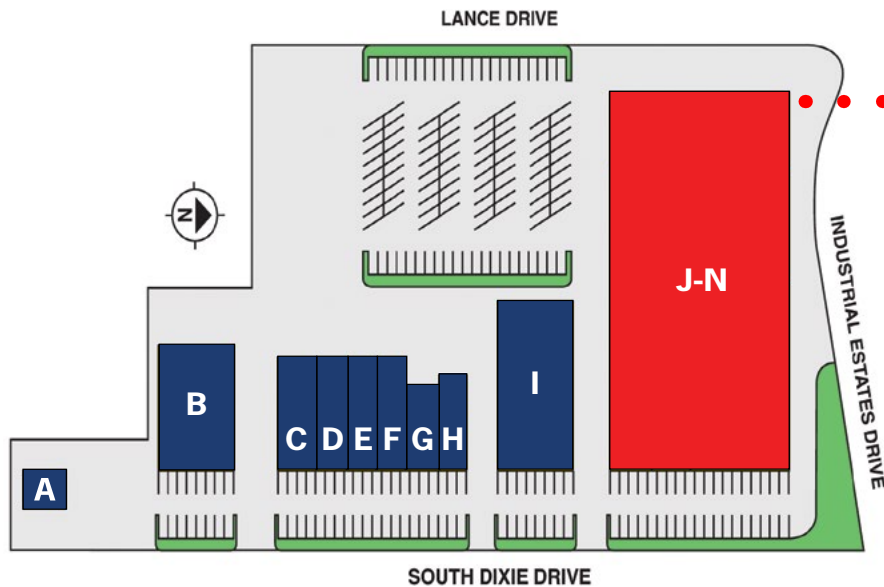
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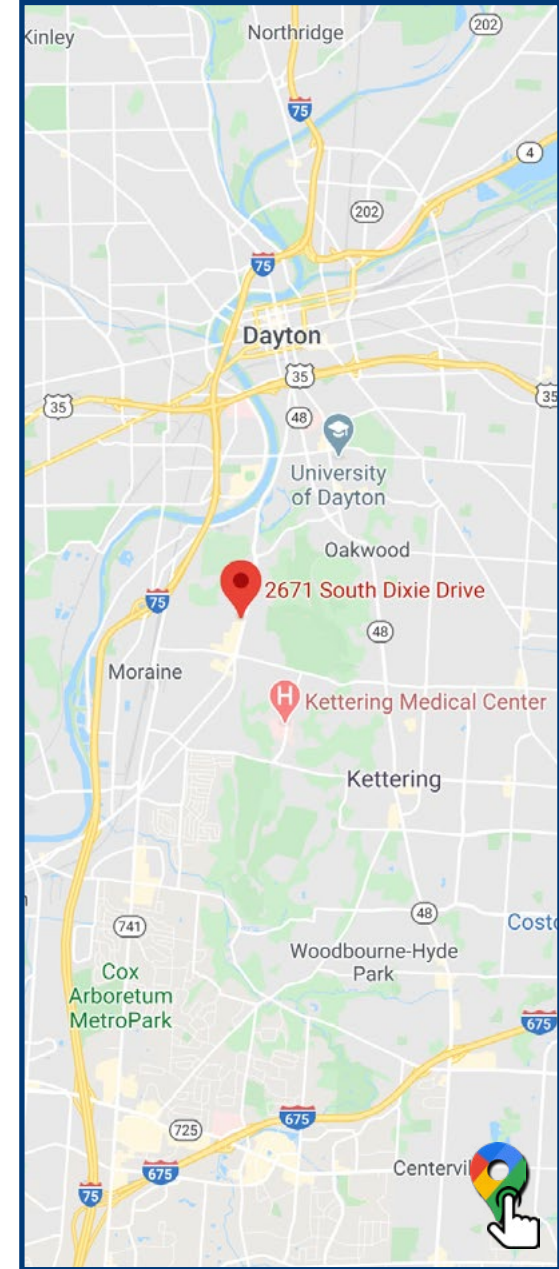
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# SITE PLAN

2671 Dixie Highway, Kettering, OH 45409

BLD/SUITE	TENANT	SF	DOCK	DRIVE-IN DOOR
1A	Dayton Dent	1,260 SF	-	2
2B	Dollar General	8,640 SF		
3C	The Garaj	4,000 SF	-	1
3D	InFront Custom Print	3,000 SF	-	2
3E	Troy Racing	3,000 SF	-	1
3F	Tier One Chiropractic	3,000 SF		
3G	Ali Restaurant - dba TBD	2,170 SF	-	-
3H	Edible Arrangements	2,480 SF		
XI	Craftsman (for info only - does not convey)			
<b>4J</b>	<b>VACANT / AVAILABLE</b>	<b>15,509 SF</b>	<b>-</b>	<b>1</b>
<b>4K</b>	<b>VACANT / AVAILABLE* - Must be leased w/ another space</b>	<b>2,873 SF</b>	<b>1</b>	<b>-</b>
<b>4L</b>	<b>VACANT / AVAILABLE</b>	<b>9,671 SF</b>	<b>-</b>	<b>3</b>
4M	Midwest Parts Group	21,271 SF	2	2
<b>4N</b>	<b>VACANT / AVAILABLE</b>	<b>14,939 SF</b>	<b>-</b>	<b>1</b>





POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	4,525	72,019	211,581
2020 Estimate	4,515	71,933	211,583
2010 Census	4,497	71,562	212,617
Growth 2020--2025	0.22%	0.12%	0.00%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	2,014	29,385	89,406
2020 Estimate	2,010	29,340	89,419
2010 Census	2,004	29,369	90,295
Growth 2020-2025	0.20%	0.15%	-0.01%

2020 EST. BY SINGLE-CLASS RACE	4,515	71,933	211,583
White Alone	4,098	55,836	149,972
Black or African American Alone	179	12,448	51,509
Asian Alone	84	1,393	3,390
Hawaiian and Pacific Island	1	66	136
American Indian and Alaskan	10	214	667
Other	143	1,976	5,910

<b>2020 EST. MEDIAN AGE</b>	40.30	37.90	39.40
<b>2020 EST. AVG. HOUSEHOLD INCOME</b>	\$90,612	\$71,489	\$63,093

TRAFFIC COUNTS	VPD	YEAR
South Dixie Ave and Constance Ave.	17,407	2018
W. Dorothy Lane and Mirimar Street	22,486	2018

