

1074 Patterson Rd.
Dayton, Ohio 45420

FOR LEASE



Other Tenants:

- **SAVE-A-LOT Grocery Store**
- **Octapharma Plasma Donation**
- **Family Dollar**
- **Goodwill**
- **MetroPCS Cellular**
- **Venus Nails**
- **Mamacitas Cantina**

Lease Rate:
\$12.00/sq.ft.

TONY MILLER

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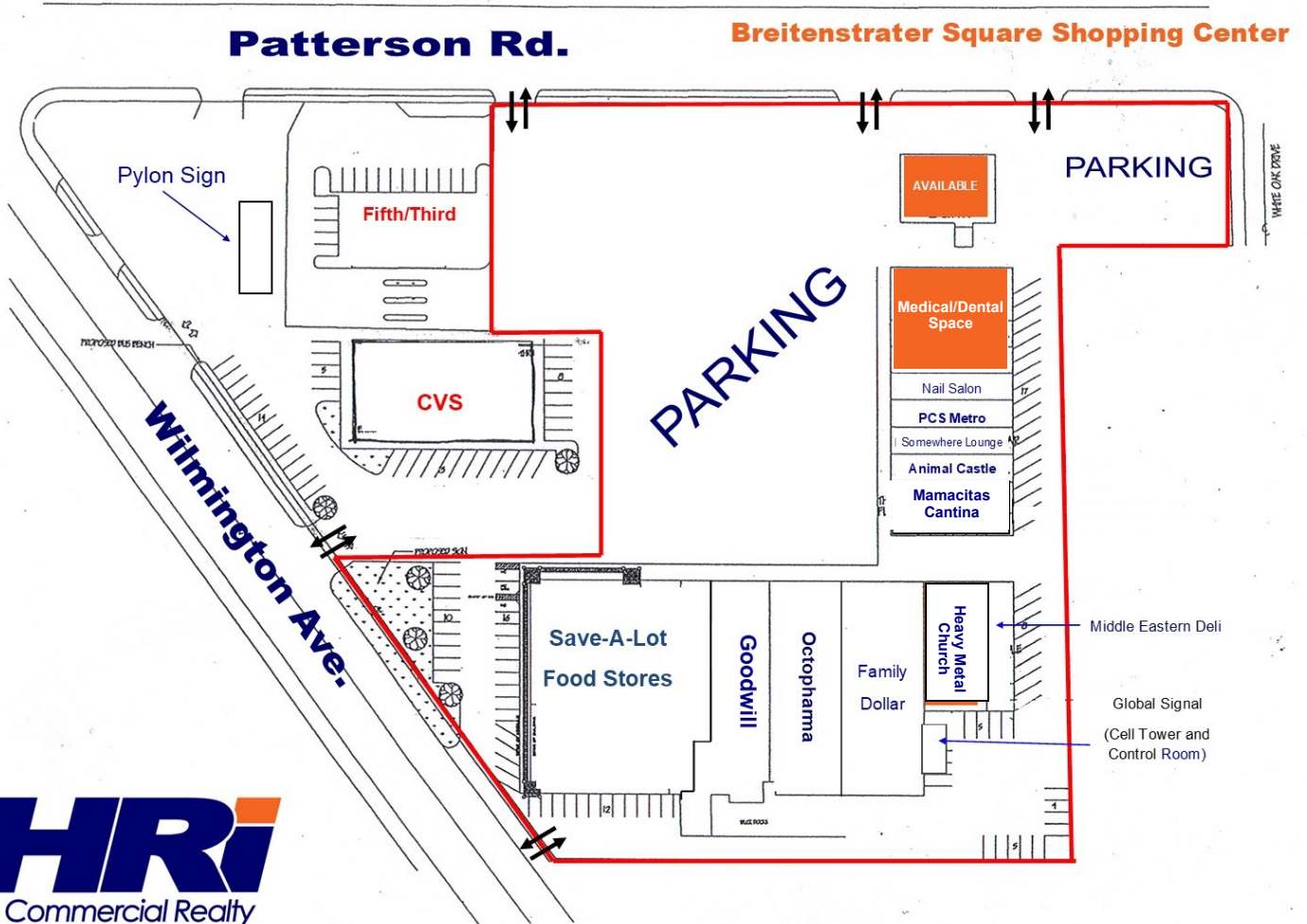
Medical/Dental Space Available

5,400 square foot space available in the busy Breitenstrater Square Shopping Center. 10+ exam rooms, 2 x-ray areas, large waiting room, reception office/area, lab space and ample administrative space make this a near turn key space for another medical/dental user. Space could be scaled back to 3,600 sq.ft. if needed. Space formally housed Community Health center of Greater Dayton and underwent extensive updating and remodeling in 2018.

Call for more info.

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SITE MAPS



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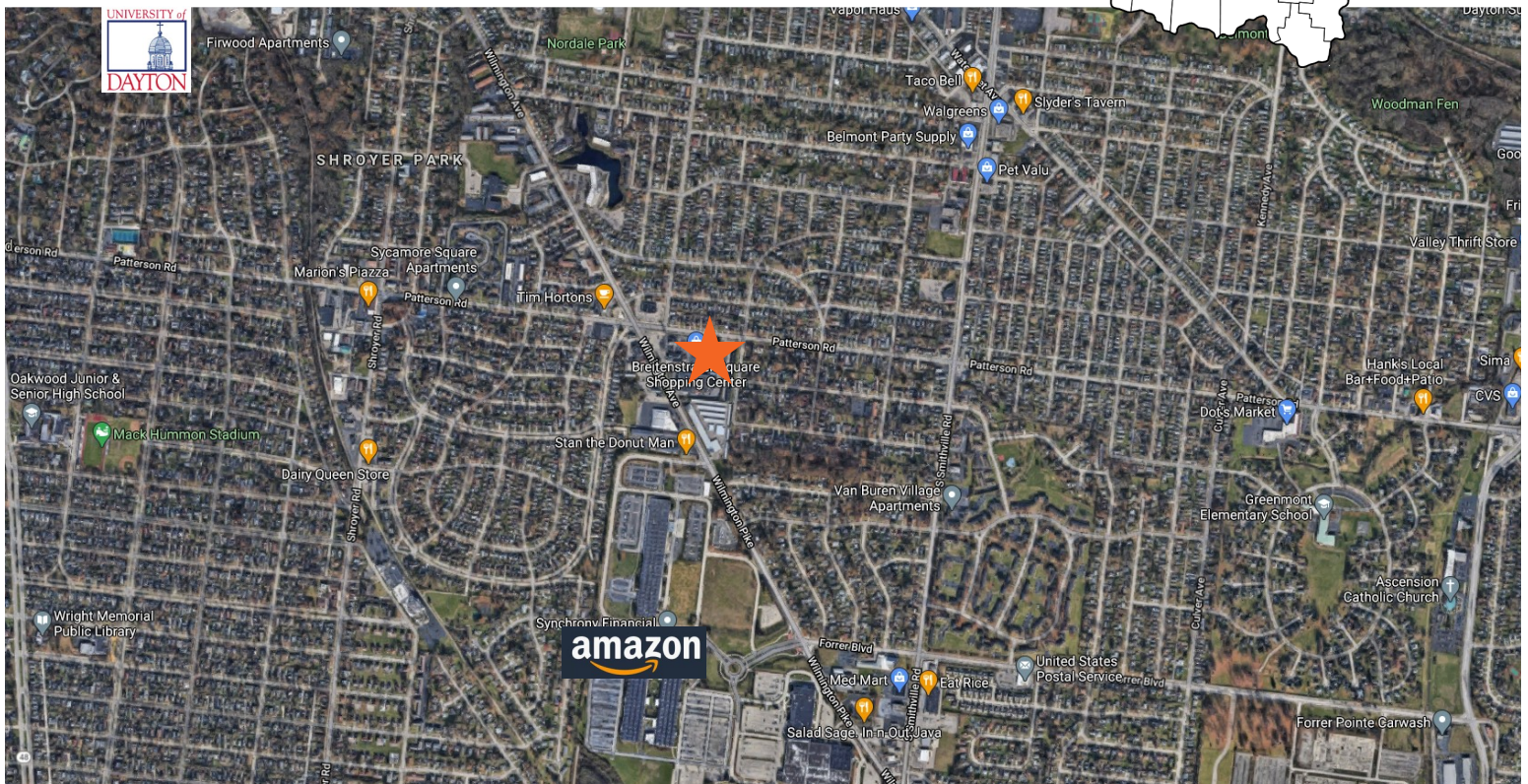
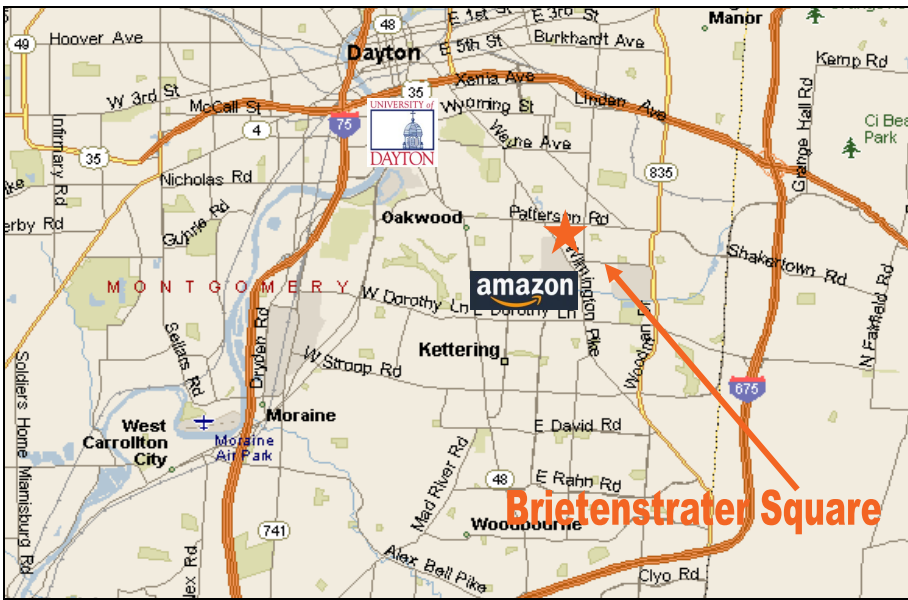
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3,600-5,400 sq.ft. space available in the busy Breitenstrater Square Shopping Center. This bustling, well established Neighborhood Center with it's well balanced and wide variety of tenants guarantees a steady stream of traffic through out the entire day and evening. Also across the street from Amazon Fulfillment Center and Kettering Courts.

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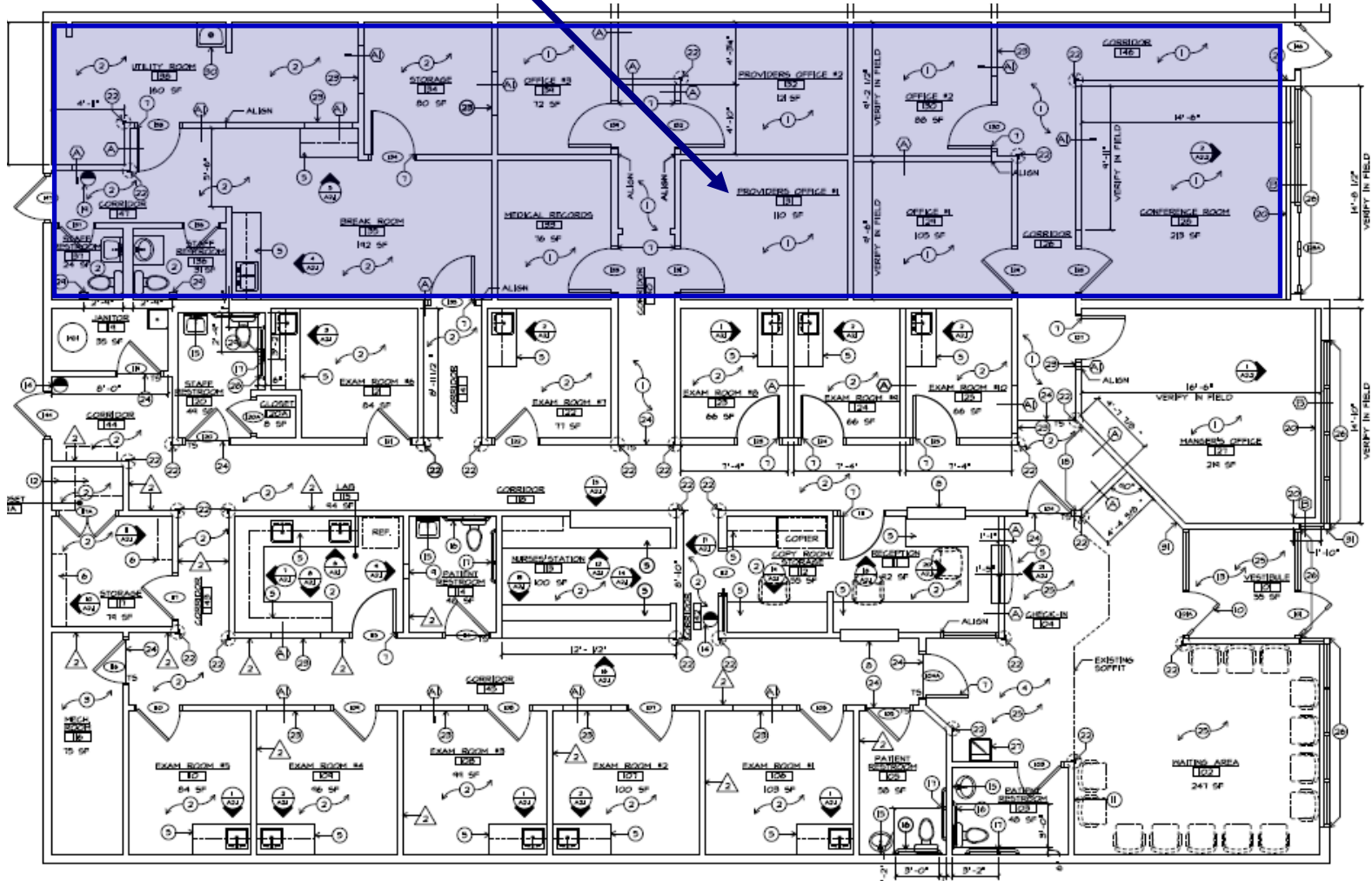
AREA MAPS



Breitenstrater Square Shopping Center is located at the busy corner of Patterson Rd. and Wilmington Ave. on the Southeast side of Dayton. A daily traffic count on Patterson Rd. of 14,600 cars per day and 28,000 cars per day on Wilmington Ave. guarantees a steady flow of traffic in front of this well established, well maintained and highly visible Neighborhood Center.

FLOOR PLAN

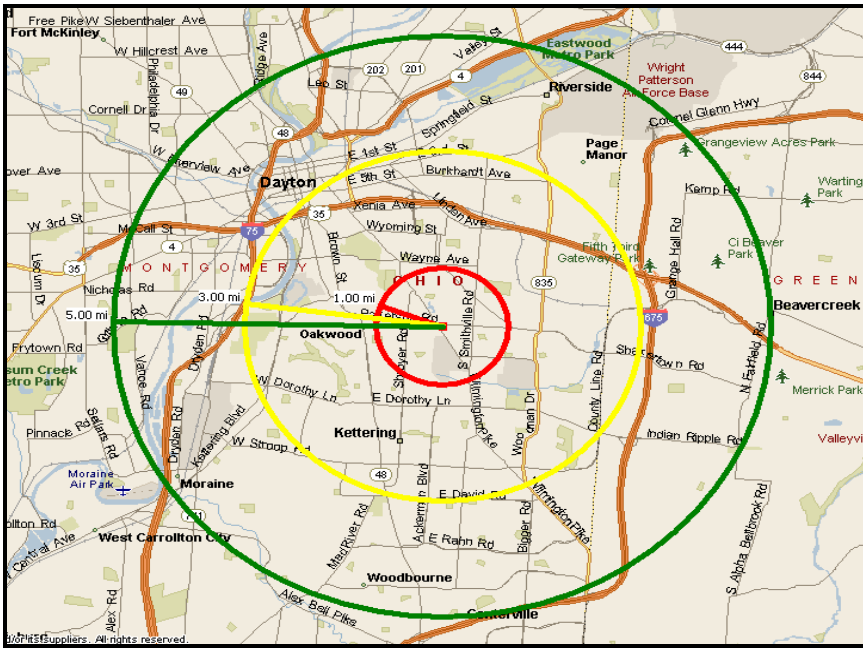
1,800 sq.ft. divisible space



5,400 sq.ft. total space available:

- **1,800 sq.ft. divisible**
- **10+ exam rooms**
- **2 x-ray rooms**
- **2 Conference rooms**
- **Nurses station**
- **Ample admin area**
- **Waiting area**
- **Breakroom**

Area Demographics



Population	1 mile	3 mile	5 mile
2020 Population	17,718	112,243	212,728
2024 Population	17,131	113,296	217,735
2029 Population Projection	16,921	112,921	218,159
Annual Growth 2020-2024	-0.8%	0.2%	0.6%
Annual Growth 2024-2029	-0.2%	-0.1%	0%
Median Age	38.2	36	37.4
Bachelor's Degree or Higher	30%	30%	30%
U.S. Armed Forces	53	256	1,504

Population By Race	1 mile	3 mile	5 mile
White	14,001	92,728	165,064
Black	991	6,600	26,573
American Indian/Alaskan Native	10	81	185
Asian	660	2,454	4,922
Hawaiian & Pacific Islander	2	12	25
Two or More Races	1,468	11,421	20,965
Hispanic Origin	604	6,356	11,195

Housing	1 mile	3 mile	5 mile
Median Home Value	\$142,149	\$140,071	\$156,564
Median Year Built	1953	1953	1957

Households	1 mile	3 mile	5 mile
2020 Households	8,936	47,782	90,956
2024 Households	8,705	48,025	92,898
2029 Household Projection	8,611	47,824	93,023
Annual Growth 2020-2024	0.2%	0.4%	0.5%
Annual Growth 2024-2029	-0.2%	-0.1%	0%
Owner Occupied Households	4,140	26,655	50,562
Renter Occupied Households	4,471	21,169	42,461
Avg Household Size	1.9	2.1	2.2
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$217.5M	\$1.3B	\$2.5B

Income	1 mile	3 mile	5 mile
Avg Household Income	\$71,265	\$73,510	\$75,330
Median Household Income	\$55,190	\$55,859	\$56,202
< \$25,000	1,952	10,246	20,181
\$25,000 - 50,000	1,978	11,304	21,560
\$50,000 - 75,000	1,787	9,134	16,857
\$75,000 - 100,000	1,087	6,673	12,082
\$100,000 - 125,000	761	3,722	7,606
\$125,000 - 150,000	323	2,266	4,851
\$150,000 - 200,000	493	2,630	5,254
\$200,000+	324	2,049	4,507

Radius	1 mile			3 mile			5 mile		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
Expand All									
Apparel	\$9,703,949	\$1,155	\$575	\$57,019,777	\$1,258	\$531	\$116,572,501	\$1,311	\$555
Entertainment, Hobbies & Pets	\$27,985,948	\$3,332	\$1,659	\$160,870,910	\$3,550	\$1,497	\$321,654,009	\$3,618	\$1,532
Food & Alcohol	\$48,307,941	\$5,751	\$2,864	\$277,370,059	\$6,121	\$2,581	\$553,888,668	\$6,229	\$2,638
Household	\$22,754,884	\$2,709	\$1,349	\$133,886,119	\$2,955	\$1,246	\$270,671,232	\$3,044	\$1,289
Transportation & Maintenance	\$38,245,333	\$4,553	\$2,268	\$230,267,184	\$5,082	\$2,143	\$471,028,071	\$5,298	\$2,244
Health Care	\$10,324,423	\$1,229	\$612	\$60,339,570	\$1,332	\$561	\$118,718,771	\$1,335	\$565
Education & Daycare	\$9,478,919	\$1,128	\$562	\$55,884,449	\$1,233	\$520	\$116,653,021	\$1,312	\$556
Total Specific Consumer Spending (\$)	\$166,801,397	\$19,857	\$9,890	\$975,638,068	\$21,532	\$9,078	\$1,969,186,273	\$22,147	\$9,379



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