

# North Heights Plaza – Huber Heights (Dayton), OH

8280 Old Troy Pike, Huber Heights, OH 45424



- **10K+ Sq Ft box available for lease!**
- Tight occupancy market with limited vacancy
- Regional trade area with Target and across the Street from Lowes, Kohls, Marhsalls, PetSmart, etc
- Notable cotenants include: **High Volume BURLINGTON**, Dicks Sporting Goods, Hobby Lobby, Big Lots, Once Upon a Child, Five Below, and **shadow anchored Target**
- Strong location on Old Troy Pike (30,000 vpd) and Interstate 70 (53,00 vpd)

## Demographic Overview:

|                        | 3 Mile   | 5 Mile   | 10 Mile  |
|------------------------|----------|----------|----------|
| Population 2024        | 46,500   | 86,500   | 379,000  |
| Average HH Income 2023 | \$81,000 | \$81,000 | \$67,500 |
| Pop Growth 2023-2028   | 2.83%    | 1.69%    | 1.07%    |



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PMAT Companies



## Trade Area Demographics

### SUMMARY

|                          |         |
|--------------------------|---------|
| TOTAL POPULATION         | 451.1K  |
| TOTAL DAYTIME POPULATION | 530.8K  |
| TOTAL HOUSEHOLDS         | 184.3K  |
| AVERAGE HOUSEHOLD INCOME | \$69.6K |
| AVERAGE AGE              | 41      |



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