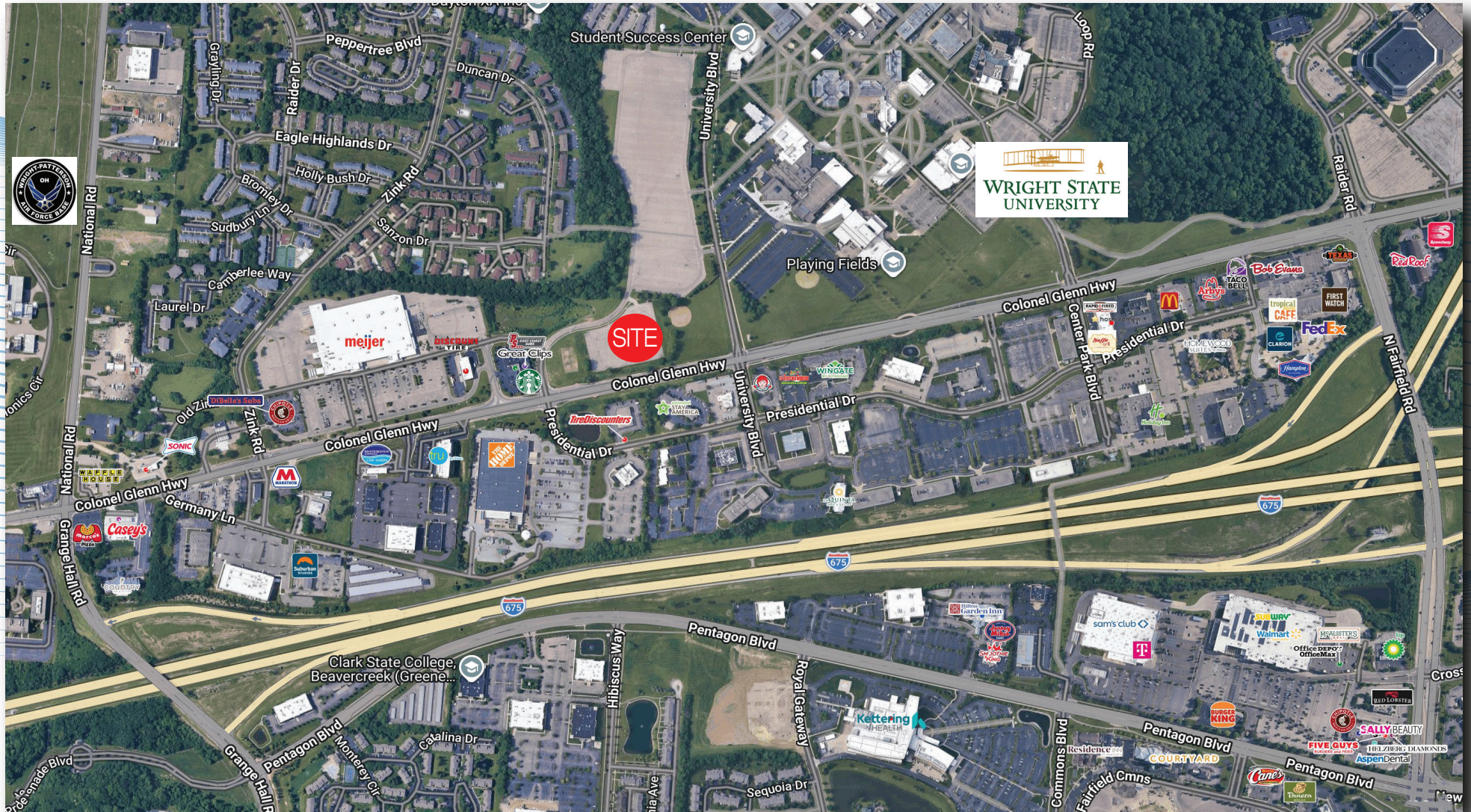


RAIDER ROW

COL. GLENN HWY @ PRESIDENTIAL DR. & UNIVERSITY BLVD. BEAVERCREEK, OH



RESTAURANT/RETAIL OUTPARCELS FOR LEASE OR SALE



STEVEN SPERANZA
MOBILE 937.903.2132

STEVEN@WOODARDDEVELOPMENT.COM

RAIDER ROW

RESTAURANT/RETAIL SPACE FOR LEASE OR SALE
COLONEL GLENN HWY. @ PRESIDENTIAL DR. & UNIVERSITY BLVD



PROPERTY HIGHLIGHTS

9 +/- Acres, commercial-zoned frontage along Col. Glenn Hwy @ Presidential Dr. & University Blvd. directly adjacent to Wright State.

Approximately 10,000 SF of new retail & 8 QSR outparcels across three or more commercial buildings

Signalized corners at Presidential Dr. & University Blvd. delivers premium accessibility.

Walkable and convenient for Wright State students, faculty and staff, enhancing the university corridor experience.

Strategic access to the Wright Patterson AFB workforce and surrounding defense contractor community expanding the customer base beyond campus

Affluent trade area - 3 mile radius population exceeds 50,000; average household incomes over \$99K

Located in Greene County, the 9th fastest growing county in Ohio (2025) according to World Population Review.



KEY FACTS

8,792
Population



\$ 81,147
Median Household Income



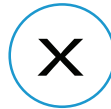
BUSINESS



Total Businesses

522

EDUCATION



No High School Diploma

2.8%



High School Graduate

12.9%



Total Employees

10,324



Some College

82.9%



Bachelor's/Grad/Prof Degree

45.6%

INCOME

EMPLOYMENT



\$41,376
Per Capita Income



\$81,147
Median Household Income



\$94,714
Average Household Income



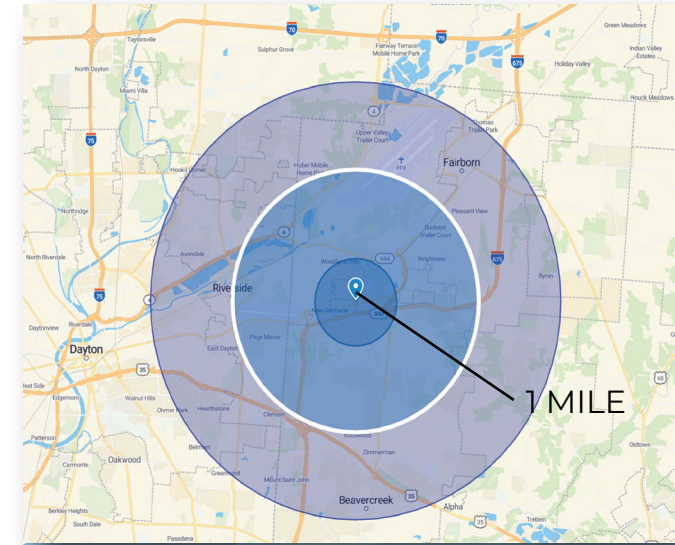
68.1
White Collar %



31.9
Blue Collar %



18.4
Services %



**1-MILE
RADIUS
DEMOS**

RAIDER ROW

RESTAURANT/RETAIL SPACE FOR LEASE OR SALE
COLONEL GLENN HWY. @ PRESIDENTIAL DR. & UNIVERSITY BLVD

KEY FACTS

50,937

Population



Average Household Size

35.0

Median Age



\$84,146

Median Household Income

BUSINESS



1,475

Total Businesses



22,409

Total Employees

INCOME



\$43,225

Per Capita Income



\$84,146

Median Household Income



\$99,124

Average Household Income

EDUCATION



2.8%

No High School Diploma



12.9%

High School Graduate



82.9%

Some College



45.6%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



65.5

White Collar %



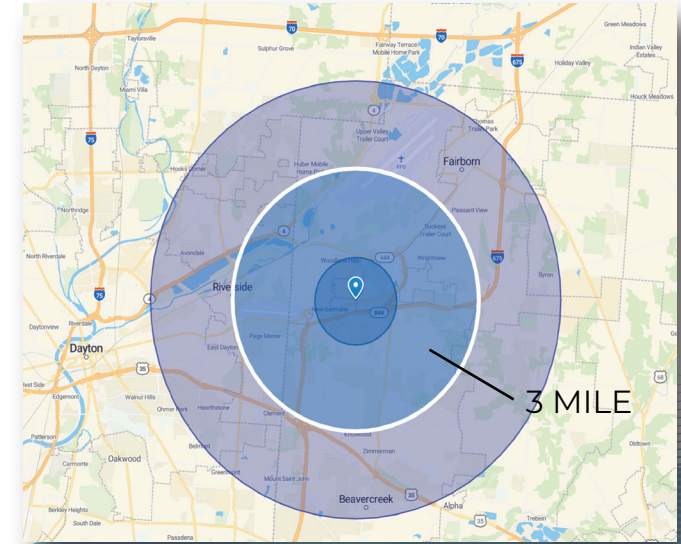
34.5

Blue Collar %



16.6

Services %



**3-MILE
RADIUS
DEMOS**

RAIDER ROW

RESTAURANT/RETAIL SPACE FOR LEASE OR SALE
COLONEL GLENN HWY. @ PRESIDENTIAL DR. & UNIVERSITY BLVD

KEY FACTS

141,979

Population



Average Household Size



Median Age



\$80,173

Median Household Income

BUSINESS



3,967

Total Businesses



47,921

Total Employees

EDUCATION



5.3%

No High School Diploma



24.4%

High School Graduate



67.6%

Some College



34.2%

Bachelor's/Grad/Prof Degree

INCOME



\$40,794

Per Capita Income



\$80,173

Median Household Income



\$95,797

Average Household Income

EMPLOYMENT



62.4

White Collar %



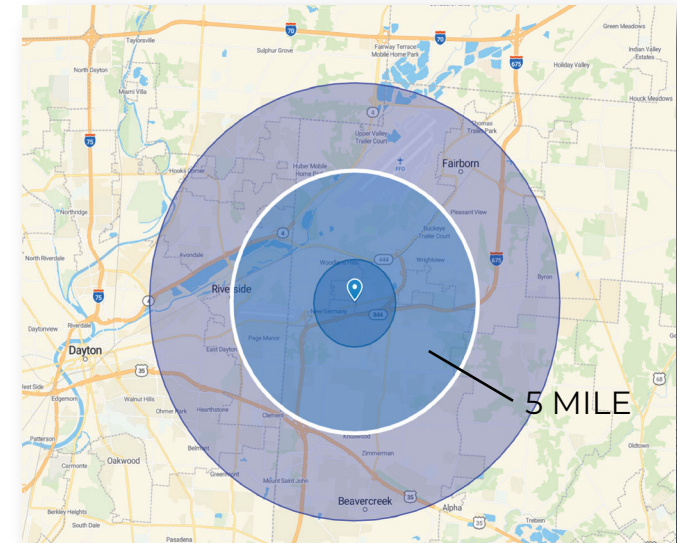
37.6

Blue Collar %



15.7

Services %



**5-MILE
RADIUS
DEMOS**

RAIDER ROW

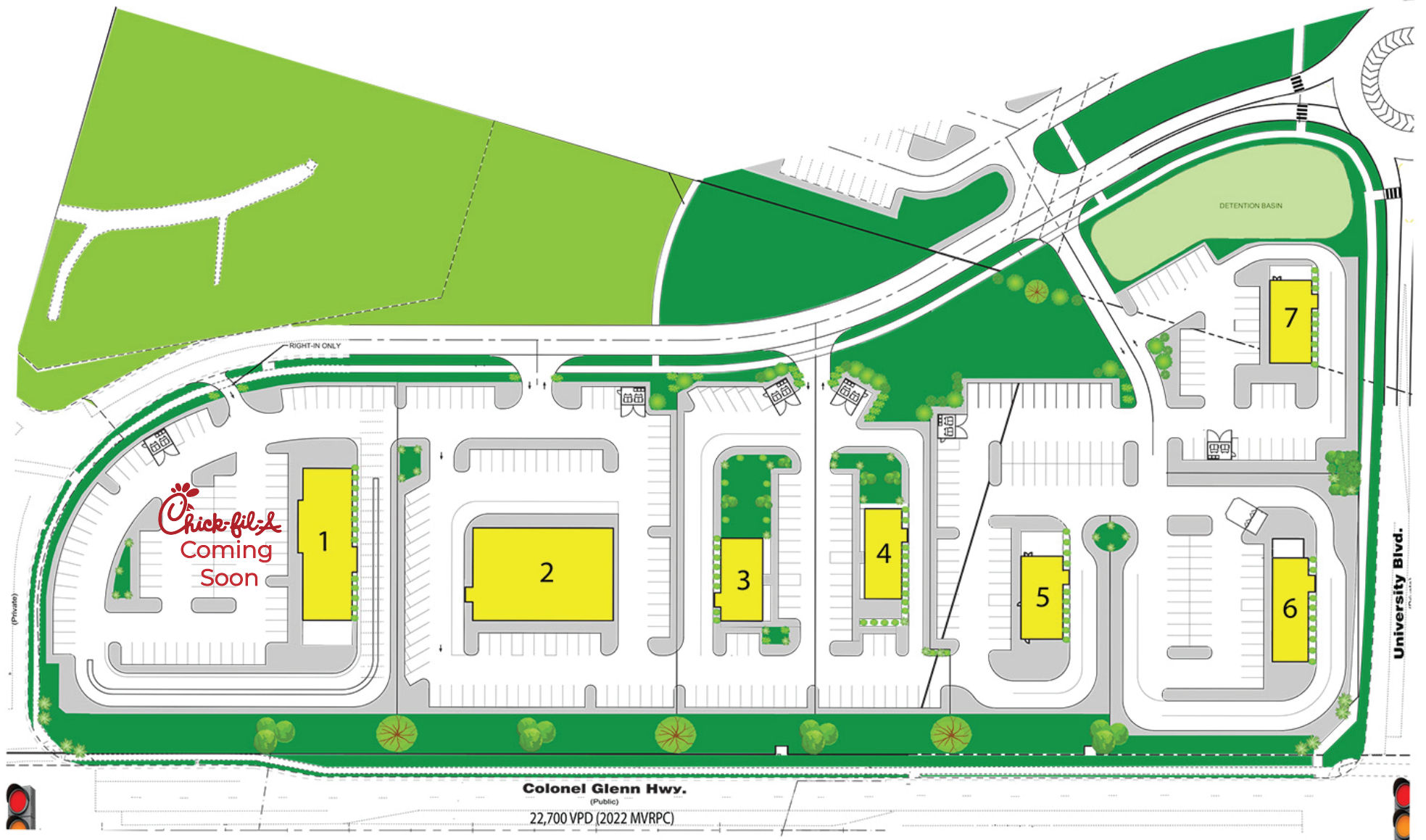
RESTAURANT/RETAIL SPACE FOR LEASE OR SALE
COLONEL GLENN HWY. @ PRESIDENTIAL DR. & UNIVERSITY BLVD

SITE PLAN

(QSR/RESTAURANT/RETAIL SITES AVAILABLE)

RAIDER ROW

RESTAURANT/RETAIL SPACE FOR LEASE OR SALE
COLONEL GLENN HWY. @ PRESIDENTIAL DR. & UNIVERSITY BLVD

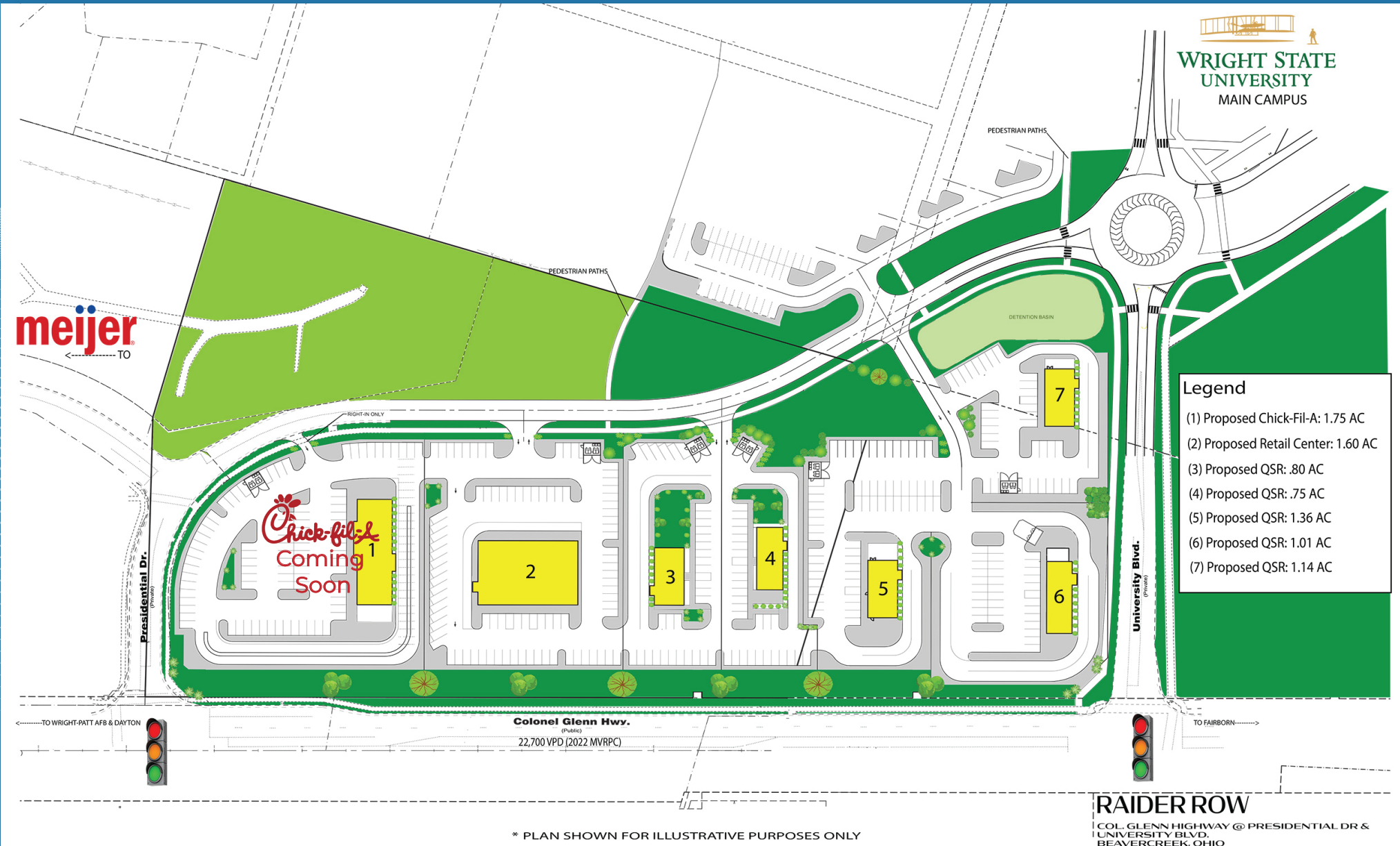


SITE PLAN

(QSR/RESTAURANT/RETAIL SITES AVAILABLE)

RAIDER ROW

RESTAURANT/RETAIL SPACE FOR LEASE OR SALE
 COLONEL GLENN HWY. @ PRESIDENTIAL DR. & UNIVERSITY BLVD



RAIDER ROW
 COL. GLENN HIGHWAY @ PRESIDENTIAL DR &
 UNIVERSITY BLVD.
 BEAVERCREEK, OHIO

* PLAN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

OVERVIEW

(QSR/RESTAURANT/RETAIL SITES AVAILABLE)

RAIDER ROW

RESTAURANT/RETAIL SPACE FOR LEASE OR SALE
COLONEL GLENN HWY. @ PRESIDENTIAL DR. & UNIVERSITY BLVD

