



**FOR LEASE**

**Broadmoor Plaza**

**836 E MAIN ST  
TROTWOOD, OH 45426**

Broadmoor Plaza is a 51,740 square foot shopping center located on East Main Street in the charming Dayton Ohio suburb of Trotwood. This Dollar General anchored neighborhood center is comprised of internet resistant tenants, ensuring stable traffic draw for years to come. With prominent frontage and signage opportunities, established and new businesses alike will experience prime brand exposure on Trotwood's retail corridor to a healthy 5-Mile population of over 100,000 people.



Building SqFt	51,740 SqFt
Lot Size (acres)	13.37
Parcel ID	H33 00214 0005
Zoning Type	Commercial
County	Montgomery
Frontage	740.00 Ft
Coordinates	39.796390,-84.297667

- ❖ Excellent Visibility from Main Street and Surrounding Businesses
- ❖ Located in Opportunity Zone
- ❖ Adjacent new construction includes East Main Street Apartments, Dayton Metro Library, and the Montgomery county Courthouse
- ❖ 18,000 SF Former Grocer Space Available
- ❖ Below Market Rents
- ❖ Easy Access with Three Points of Ingress/Egress
- ❖ 13 Acre Lot Offers Ample Parking & Outparcel Opportunities

**SPIGEL  
PROPERTIES**

INVESTMENTS • REAL ESTATE

70 N.E. LOOP 410, SUITE 185  
SAN ANTONIO, TEXAS 78216

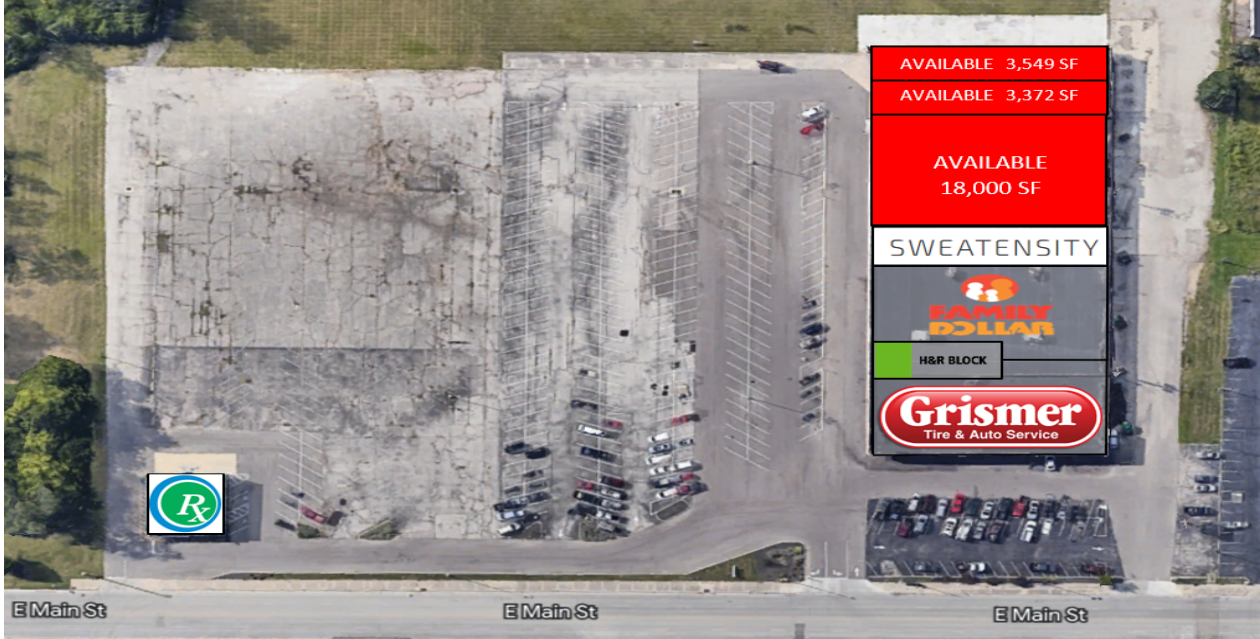


**LAUREN WISHART**  
Regional Property Manager

Direct: 614-360-2030  
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#830	Retail	Negotiable	NNN	18,000 SF	Negotiable
#834	Retail	Negotiable	NNN	3,372 SF	Negotiable
#838	Retail	Negotiable	NNN	3,549 SF	Negotiable

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,846	39,460	129,274
2010 Population	4,308	34,073	111,240
2022 Population	4,252	32,128	105,084
2027 Population	4,196	31,936	104,548
2022-2027 Growth Rate	-0.26 %	-0.12 %	-0.1 %
2022 Daytime Population	3,748	27,462	88,266

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	138	2,407	7,026
\$15000-24999	264	2,190	6,410
\$25000-34999	301	2,208	6,246
\$35000-49999	313	2,241	6,182
\$50000-74999	368	2,148	7,732
\$75000-99999	141	1,203	4,697
\$100000-149999	284	1,442	4,830
\$150000-199999	30	400	1,453
\$200000 or greater	5	118	823
Median HH Income	\$ 44,363	\$ 36,846	\$ 41,151
Average HH Income	\$ 58,966	\$ 54,027	\$ 60,492

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,942	16,031	52,715
2010 Total Households	1,802	14,634	46,625
2022 Total Households	1,844	14,358	45,399
2027 Total Households	1,833	14,323	45,321
2022 Average Household Size	2.3	2.22	2.28
2022 Owner Occupied Housing	1,175	7,418	25,580
2027 Owner Occupied Housing	1,206	7,561	26,014
2022 Renter Occupied Housing	669	6,940	19,819
2027 Renter Occupied Housing	627	6,762	19,307
2022 Vacant Housing	142	2,389	7,943
2022 Total Housing	1,986	16,747	53,342



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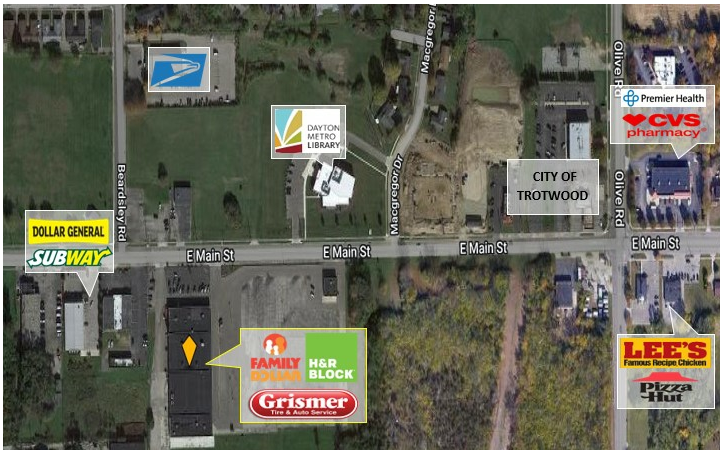
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## ABOUT TROTWOOD

Trotwood is a city in Montgomery County, Ohio, United States, and is a suburb of Dayton. The population was 23,070 at the 2020 census. Trotwood is a part of the Dayton Metropolitan Statistical Area, with a population of 814,049. The City of Trotwood is positioned perfectly between the crossroads of America (I-70 & I-75), giving businesses and the city many opportunities for growth and development. Trotwood's close proximity to major metropolitan areas such as Dayton, Columbus, and Cincinnati makes Trotwood an ideal hub for business growth.



### CITY OF TROTWOOD

#### AREA

CITY	30.5 SQ MI
LAND	30.5 SQ MI
ELEVATION	840 FT

#### POPULATION

POPULATION	23,070
DENSITY	756.72 SQ MI

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