

## PINEWOOD PLAZA

1024 - 1060 South Smithville Road, Dayton, OH 45403

3 Spaces Available FOR LEASE  
Pad Site Available FOR LEASE



### Property Details:

- Former Kroger store, 46,646 SF with high ceilings
- Outparcel also available for ground lease
- Co-tenancy with Family Dollar, CATO Fashions, Ohio BMW, and Metro by T-Mobile
- Located less than 10 minutes from downtown Dayton, and the University of Dayton, directly off US Route 35

### Surrounding retailers include:



### Demographics:

2024 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	18,544	101,104	211,536	542,870
Households	7,895	42,488	90,977	233,487
Average HH Income	\$59,345	\$76,428	\$85,138	\$94,580
Total No. of Employees	3,784	41,373	110,504	220,563

### Traffic Counts:

Inrix 2023	ADT
Smithville Road	19,036
US 35	75,358

### Contact: Zachary Schunn

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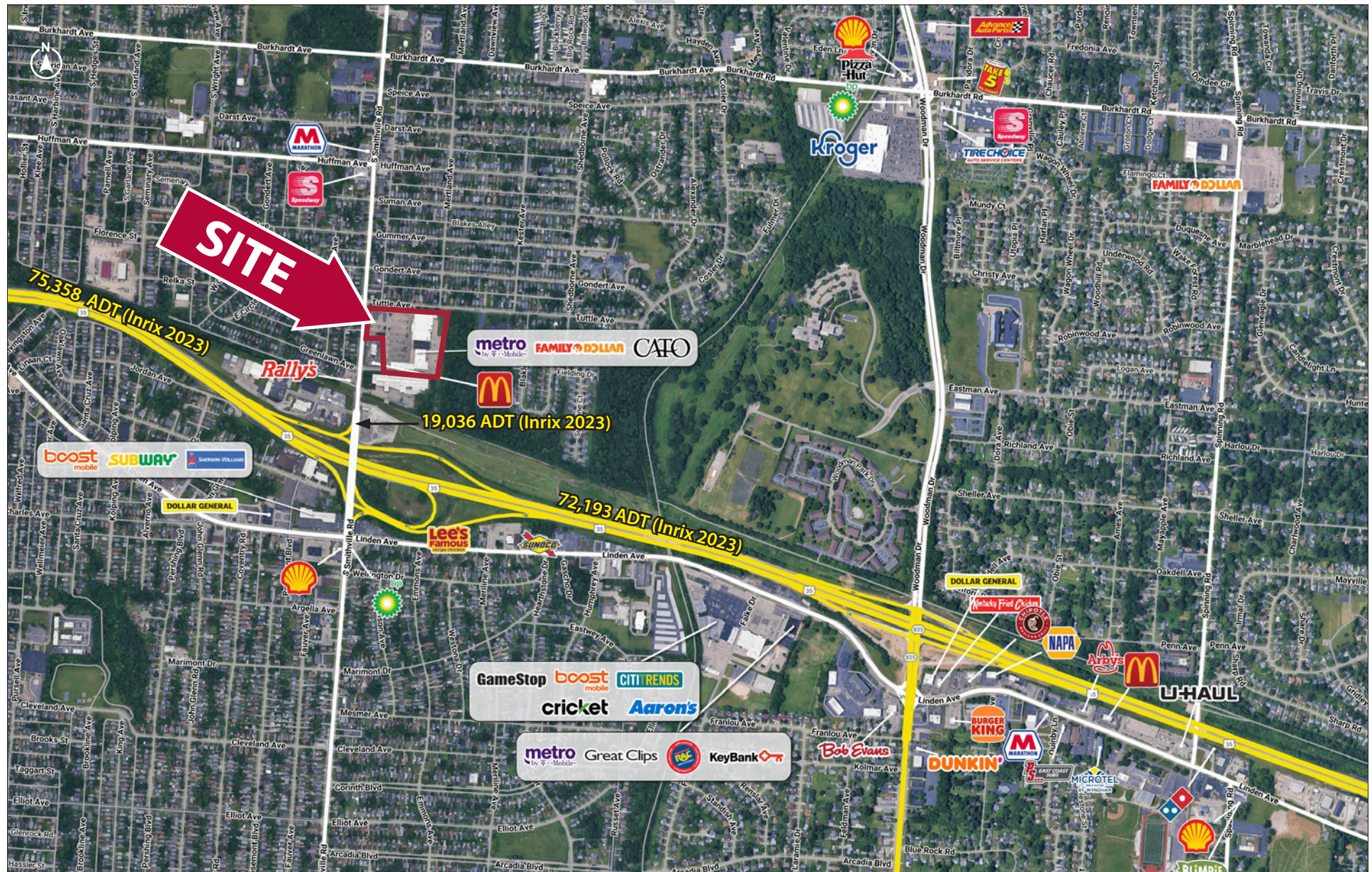
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Market Aerial



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Overview Aerial



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Site Plan

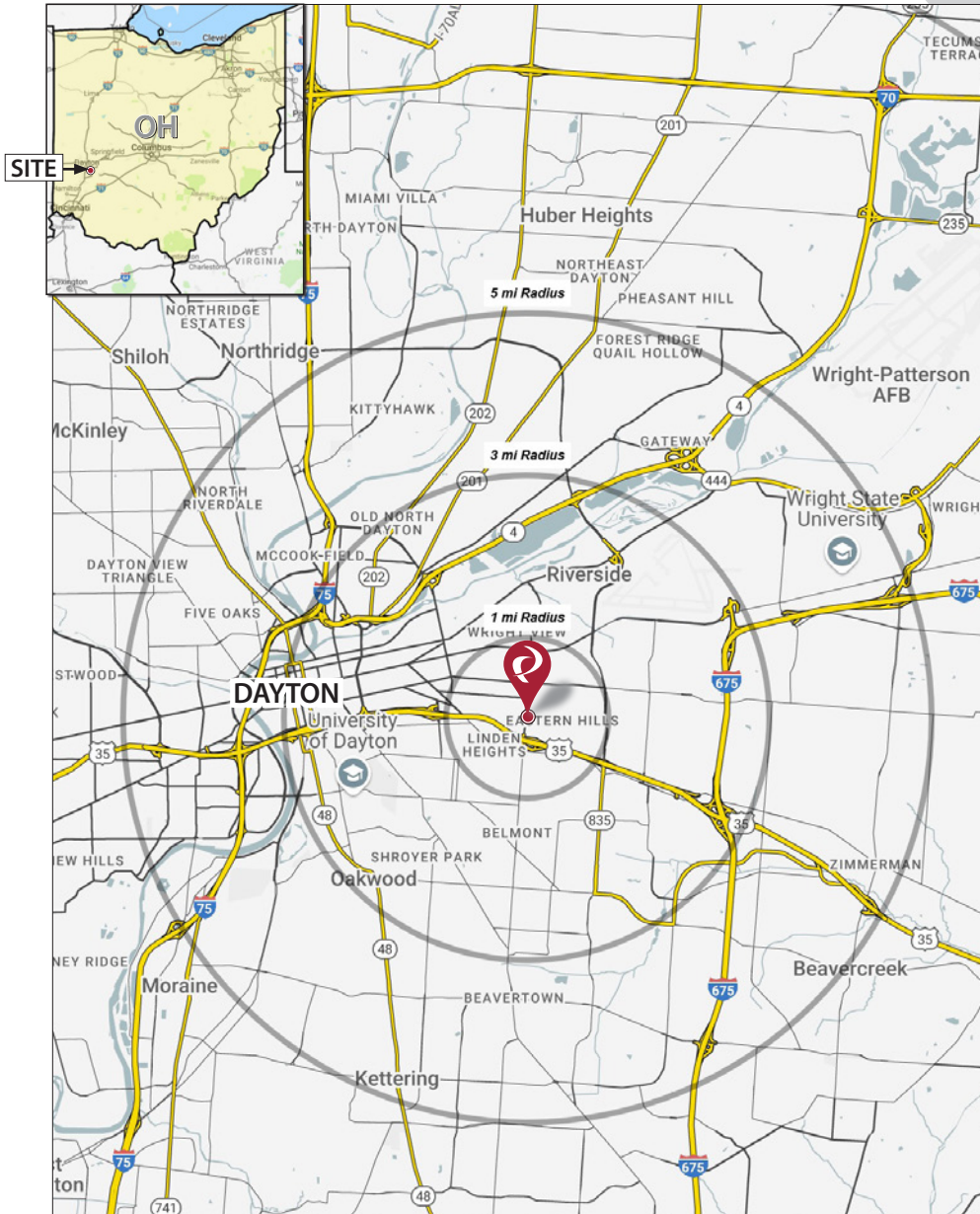


UNIT	TENANT	SQ. FT.
1	AVAILABLE (Former Kroger)	46,646
2	FAMILY DOLLAR	11,700
3	SMOKE SHOP	2,446
4	CATO	4,610
5	OHIO LICENSE BUREAU	2,013
6	SALON SUITES	3,000
7A	LIQUOR STORE	3,500
7B	WAREHOUSE—VACANT	4,200
8	AVAILABLE	1,767
9	LEASE SIGNED	1,630
10	CHINESE RESTAURANT	1,000
11A	WIRELESS STORE	1,850
11B	STREET FOOD RESTAURANT	2,000
12	LAUNDROMAT	2,763
TOTAL		89,125

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## Market Map and Demographics



### Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.7538/-84.1385

1024 S Smithville Rd Dayton, OH 45403	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2024 Estimated Population	18,544	101,104	211,536	542,870
2029 Projected Population	18,384	100,817	211,359	543,352
2020 Census Population	17,716	99,108	207,433	537,937
2010 Census Population	17,794	98,553	209,809	530,747
Projected Annual Growth 2024 to 2029	-0.2%	-	-	-
Historical Annual Growth 2010 to 2024	0.3%	0.2%	-	0.2%
2024 Median Age	34.2	34.2	35.9	38.5
<b>Households</b>				
2024 Estimated Households	7,895	42,488	90,977	233,487
2029 Projected Households	7,770	42,221	90,756	233,050
2020 Census Households	7,795	41,600	87,996	228,421
2010 Census Households	7,683	40,401	86,966	221,584
Projected Annual Growth 2024 to 2029	-0.3%	-0.1%	-	-
Historical Annual Growth 2010 to 2024	0.2%	0.4%	0.3%	0.4%
<b>Race and Ethnicity</b>				
2024 Estimated White	73.7%	76.7%	72.6%	70.0%
2024 Estimated Black or African American	13.3%	12.2%	17.4%	21.0%
2024 Estimated Asian or Pacific Islander	1.4%	2.3%	2.7%	2.8%
2024 Estimated American Indian or Native Alaskan	0.5%	0.3%	0.2%	0.2%
2024 Estimated Other Races	11.0%	8.6%	7.1%	6.1%
2024 Estimated Hispanic	9.8%	7.2%	5.4%	4.3%
<b>Income</b>				
2024 Estimated Average Household Income	\$59,345	\$76,428	\$85,138	\$94,580
2024 Estimated Median Household Income	\$47,566	\$58,759	\$66,302	\$73,503
2024 Estimated Per Capita Income	\$25,290	\$32,514	\$36,875	\$40,871
<b>Education (Age 25+)</b>				
2024 Estimated Elementary (Grade Level 0 to 8)	4.9%	3.3%	2.8%	2.3%
2024 Estimated Some High School (Grade Level 9 to 11)	11.7%	7.1%	5.9%	5.3%
2024 Estimated High School Graduate	30.0%	27.4%	24.6%	24.9%
2024 Estimated Some College	26.5%	23.0%	22.6%	22.1%
2024 Estimated Associates Degree Only	10.4%	11.0%	10.8%	10.6%
2024 Estimated Bachelors Degree Only	9.3%	16.0%	18.4%	19.1%
2024 Estimated Graduate Degree	7.1%	12.2%	14.9%	15.6%
<b>Business</b>				
2024 Estimated Total Businesses	301	3,093	8,235	18,581
2024 Estimated Total Employees	3,784	41,373	110,504	220,563
2024 Estimated Employee Population per Business	12.6	13.4	13.4	11.9
2024 Estimated Residential Population per Business	61.6	32.7	25.7	29.2

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