

# Esplanade Center

2671 Dixie Highway | Kettering, OH | 45409



COUNTY	PROPERTY TYPE	ZONING	SPACE AVAILABLE	PRICE	CAM
Montgomery	Retail/Office/ Warehouse	B-Business	3,000 – 39,992 SF	\$4-\$8/SF	\$1.75 psf

## Property & Location Highlights:

- Excellent visibility and high traffic counts on the going-home-side of the Dixie Highway from downtown Dayton to the south suburbs
- 0.1 mile from intersection of Dixie Highway and Dorothy Lane

- Close to Downtown Dayton, UD, I-75, and south suburbs
- Join Dollar General, The Garaj, and Dayton Dent in this mixed-use center
- Ample parking
- Adjacent to Super Walmart

For more information, contact:



**Henkle Schueler** Est. 1935  
CORFAC  
INTERNATIONAL

**Mark Langdon**

Commercial Sales Agent

O: 513.228.6244

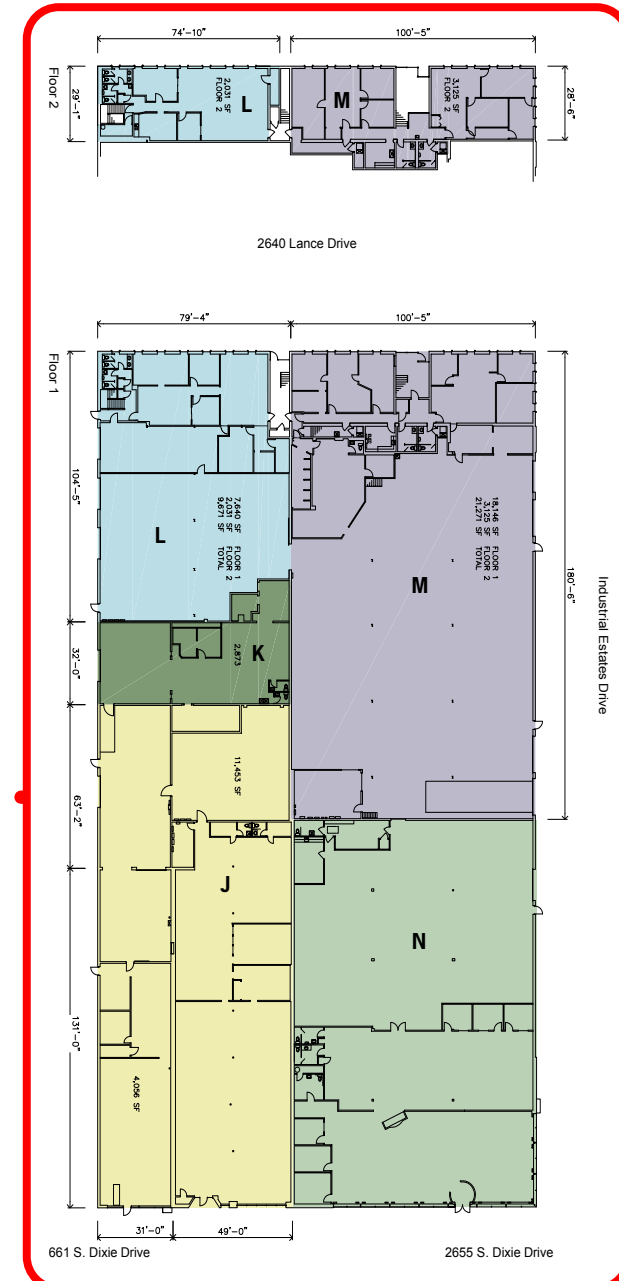
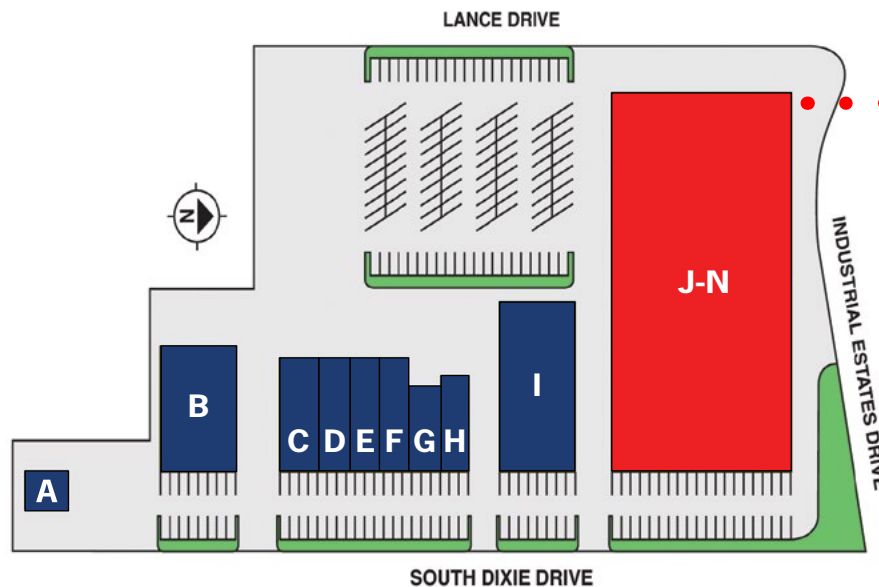
C: 937.684.9847

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SUITE	TENANT	SF	DOCK	DRIVE-IN DOOR
A	Dayton Dent	1,260 SF		
B	Dollar General	8,640 SF		
C	The Garaj	4,000 SF		
D	InFront Custom Print	3,000 SF	-	2
E	Troy Racing	3,000 SF	-	1
F	Tier One Chiropractic	3,000 SF		
G	Ali Restaurant – dba TBD	2,170 SF	-	-
H	Edible Arrangements	2,480 SF		
I	Craftsman			
J	VACANT / AVAILABLE	15,509 SF	-	1
K	VACANT / AVAILABLE* – Must be leased w/ another space	2,873 SF	1	-
L	VACANT / AVAILABLE	9,671 SF	-	3
M	Midwest Parts Group	21,271 SF	2	2
N	VACANT / AVAILABLE	14,939 SF	-	1



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## Space L

- Garage Door Openers
- Bathroom Updates
- New Carpet
- Sparate Utilities
- Heated Garage Bays

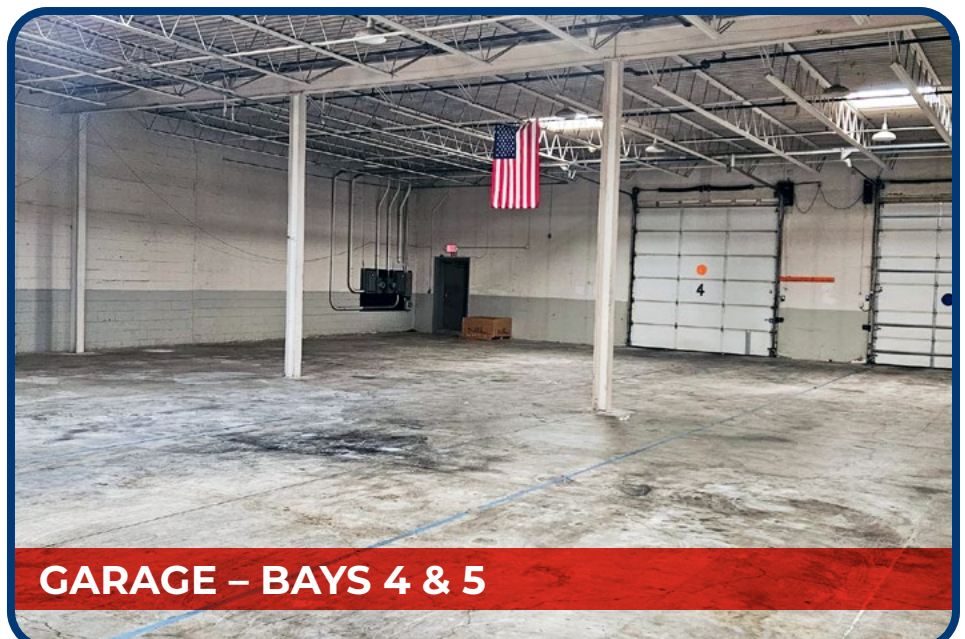


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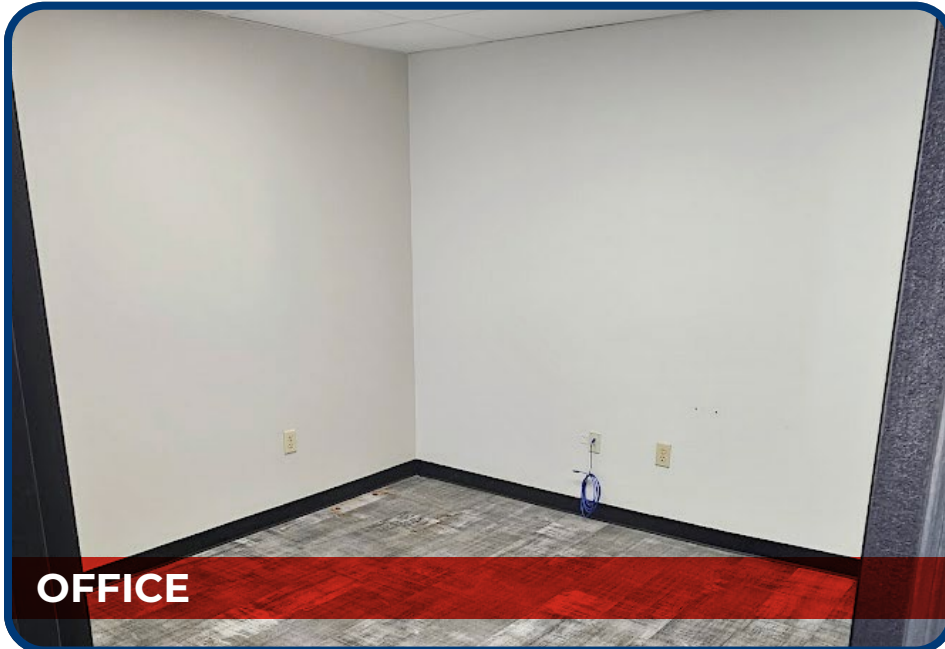
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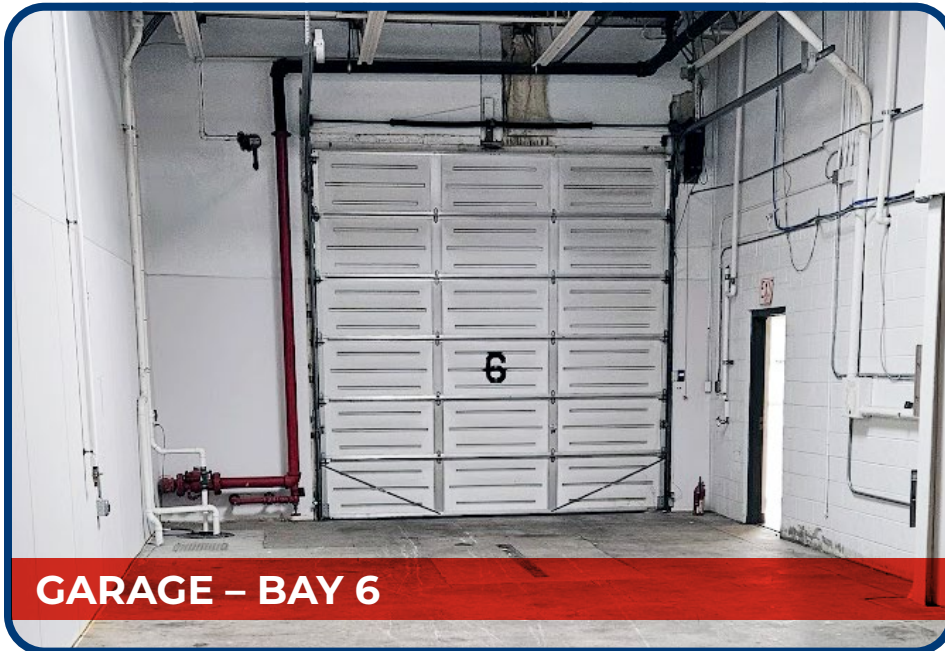
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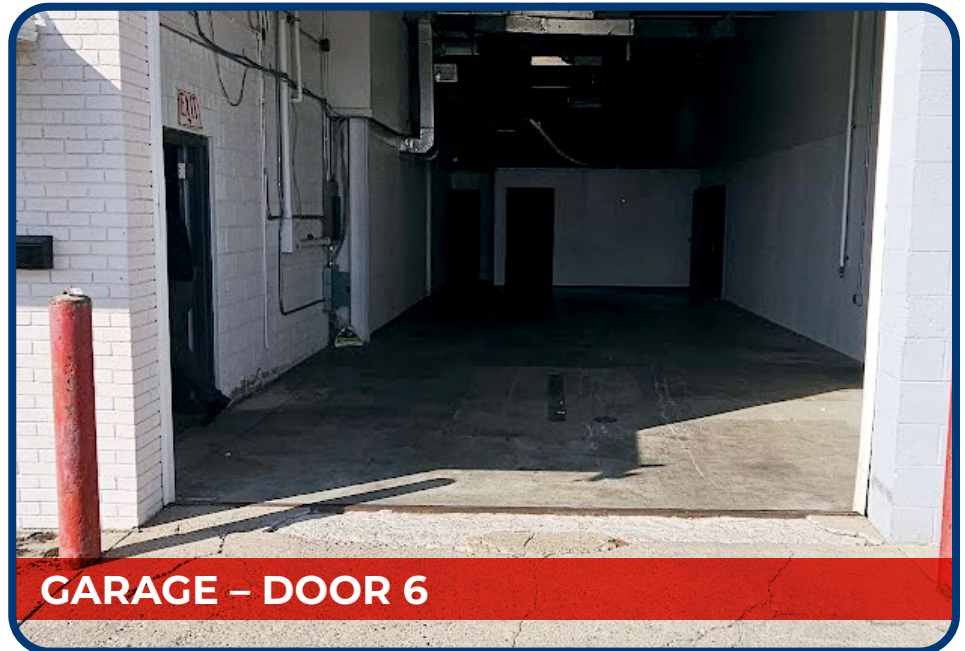
**OFFICE**



**GARAGE FLOOR**



**GARAGE – BAY 6**



**GARAGE – DOOR 6**

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## POPULATION

	1-MILE	3-MILE	5-MILE
2025 Projection	4,525	72,019	211,581
2020 Estimate	4,515	71,933	211,583
2010 Census	4,497	71,562	212,617
Growth 2020--2025	0.22%	0.12%	0.00%

## HOUSEHOLDS

	1-MILE	3-MILE	5-MILE
2025 Projection	2,014	29,385	89,406
2020 Estimate	2,010	29,340	89,419
2010 Census	2,004	29,369	90,295
Growth 2020-2025	0.20%	0.15%	-0.01%

## 2020 EST. BY SINGLE-CLASS RACE

	4,515	71,933	211,583
White Alone	4,098	55,836	149,972
Black or African American Alone	179	12,448	51,509
Asian Alone	84	1,393	3,390
Hawaiian and Pacific Island	1	66	136
American Indian and Alaskan	10	214	667
Other	143	1,976	5,910

## 2020 EST. MEDIAN AGE

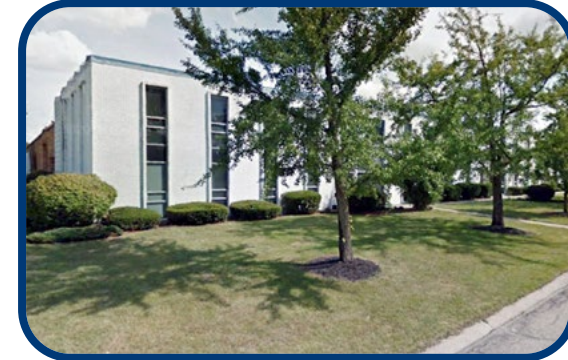
40.30	37.90	39.40
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## 2020 EST. AVG. HOUSEHOLD INCOME

\$90,612	\$71,489	\$63,093
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## TRAFFIC COUNTS

	VPD	YEAR
South Dixie Ave and Constance Ave.	17,407	2018
W. Dorothy Lane and Mirimar Street	22,486	2018



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