

# FOR LEASE

# AIRWAY SHOPPING CENTER

4878-4930 Airway Rd & 104-194 Woodman Dr, Dayton, OH 45431



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 **LEE &  
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COMMERCIAL REAL ESTATE SERVICES

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**AVAILABLE:** 4,000 SF, 9,000 SF, and 26,000 SF (Up to 30,000 SF)

0.52 Acres for Ground Lease

**PRICING:** \$10 - \$14 PSF NNN

## PROPERTY INFORMATION:

- Excellent leasing opportunity in a well-established retail center
- Versatile layout suitable for retail, service, or neighborhood businesses
- High visibility with prominent signage opportunities
- Ample parking and multiple access points for customer convenience
- Flexible space design allows for customization to meet specific business needs
- Steady foot traffic from existing tenants and visitors
- Functional design ideal for a variety of business uses

## TRAFFIC COUNTS:

- Airway Road – 16,531 VPD
- Harshman Avenue – 28,515 VPD



# SITE PLAN

**GROUND LEASE**

**PAD AVAILABLE**  
0.52 AC

**AVAILABLE:**  
9,000 SF

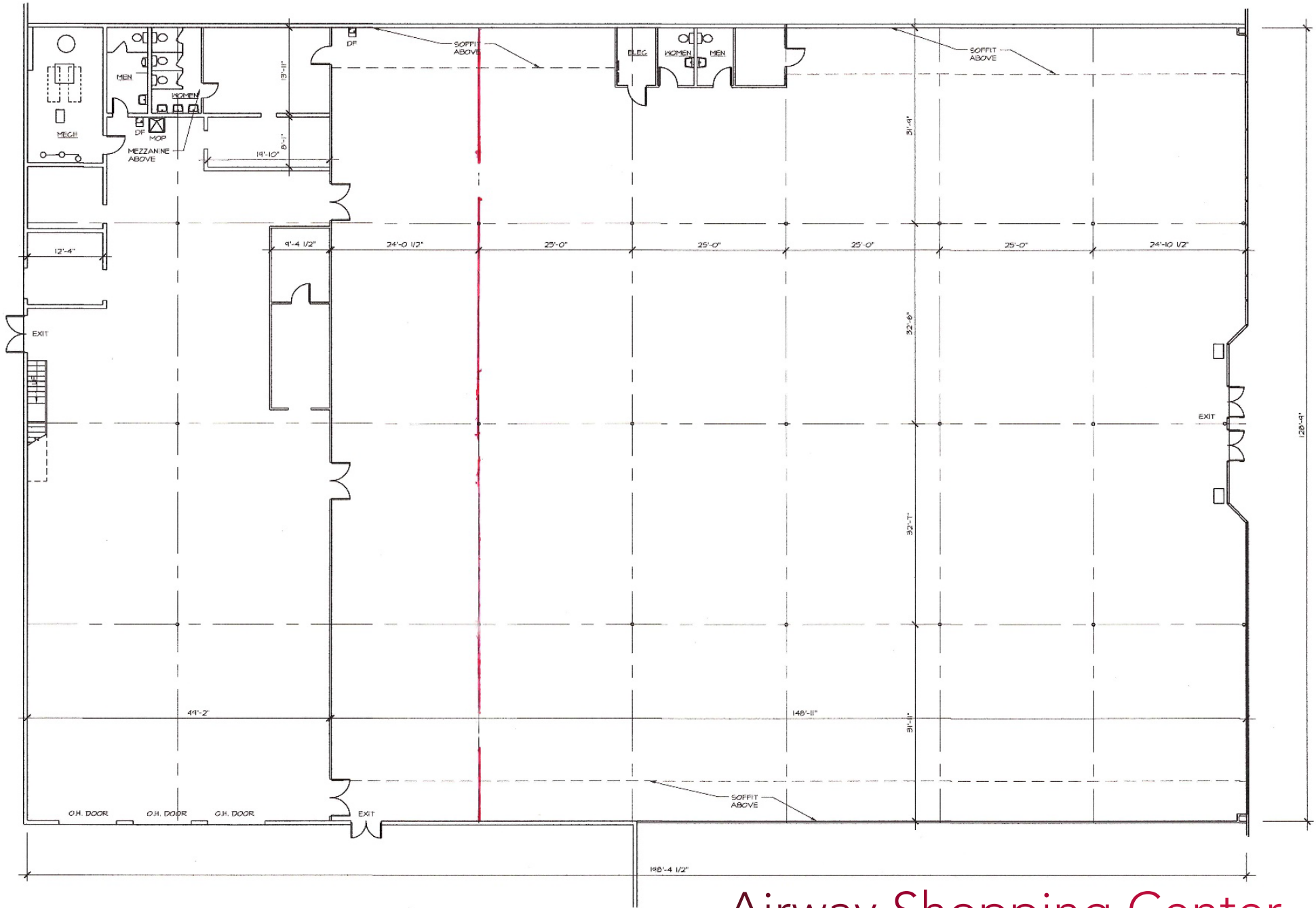
**AVAILABLE:**  
4,000 SF

**AVAILABLE:**  
26,000 SF



## Airway Shopping Center

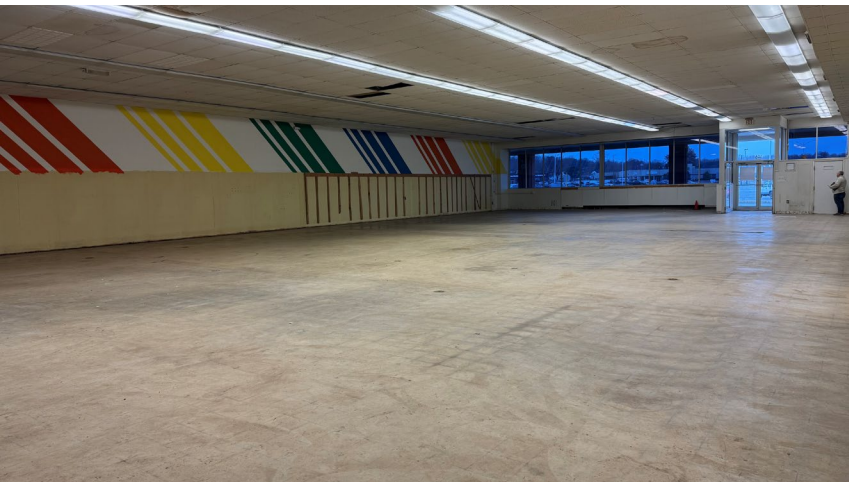
# 26,000 SF FLOOR PLAN – FORMER SALVATION ARMY



## Airway Shopping Center

# 9,000 SF FLOOR PLAN – FORMER RITE AID

ADJACENT TENANT SPACE

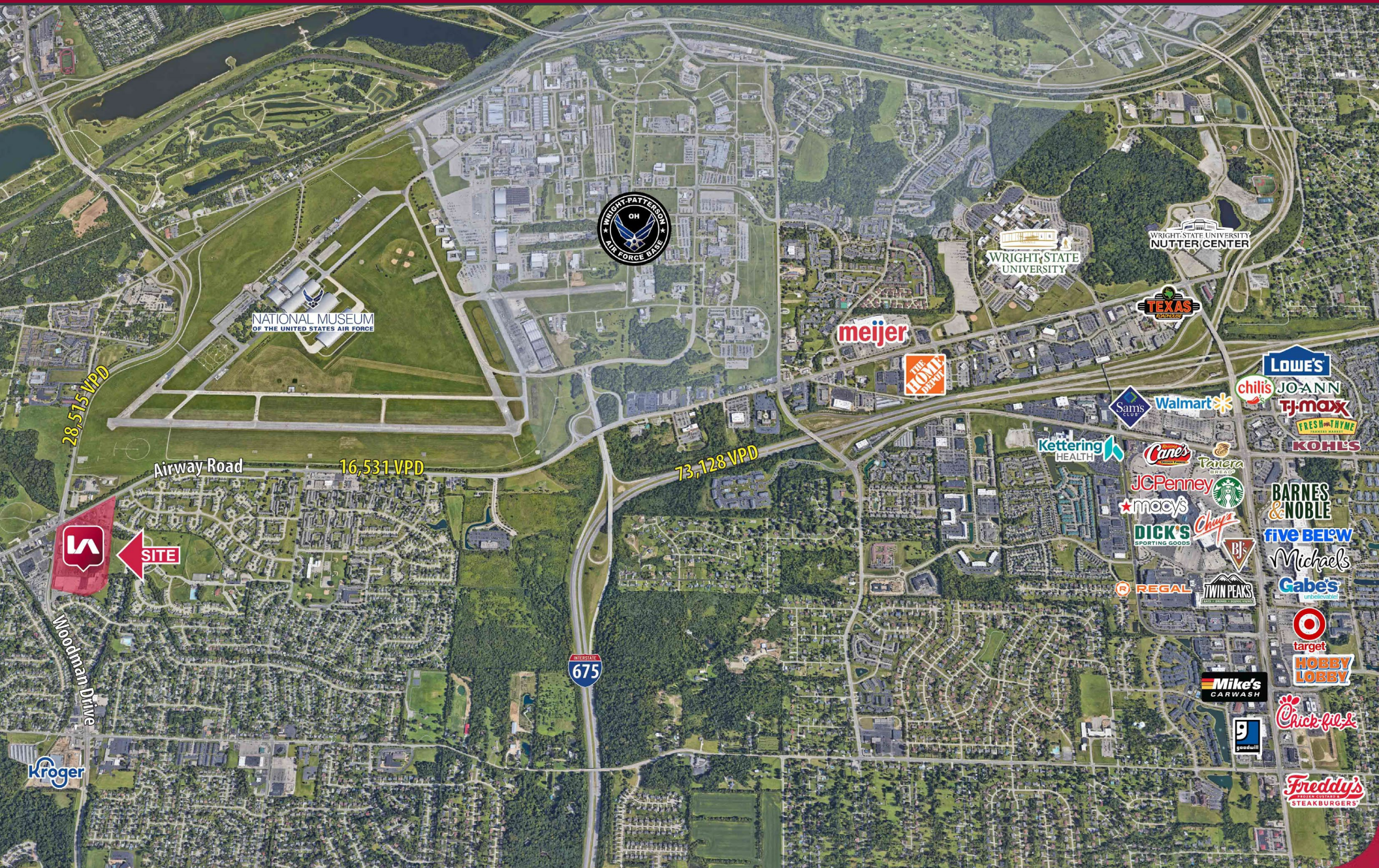


# AERIAL PICTURES

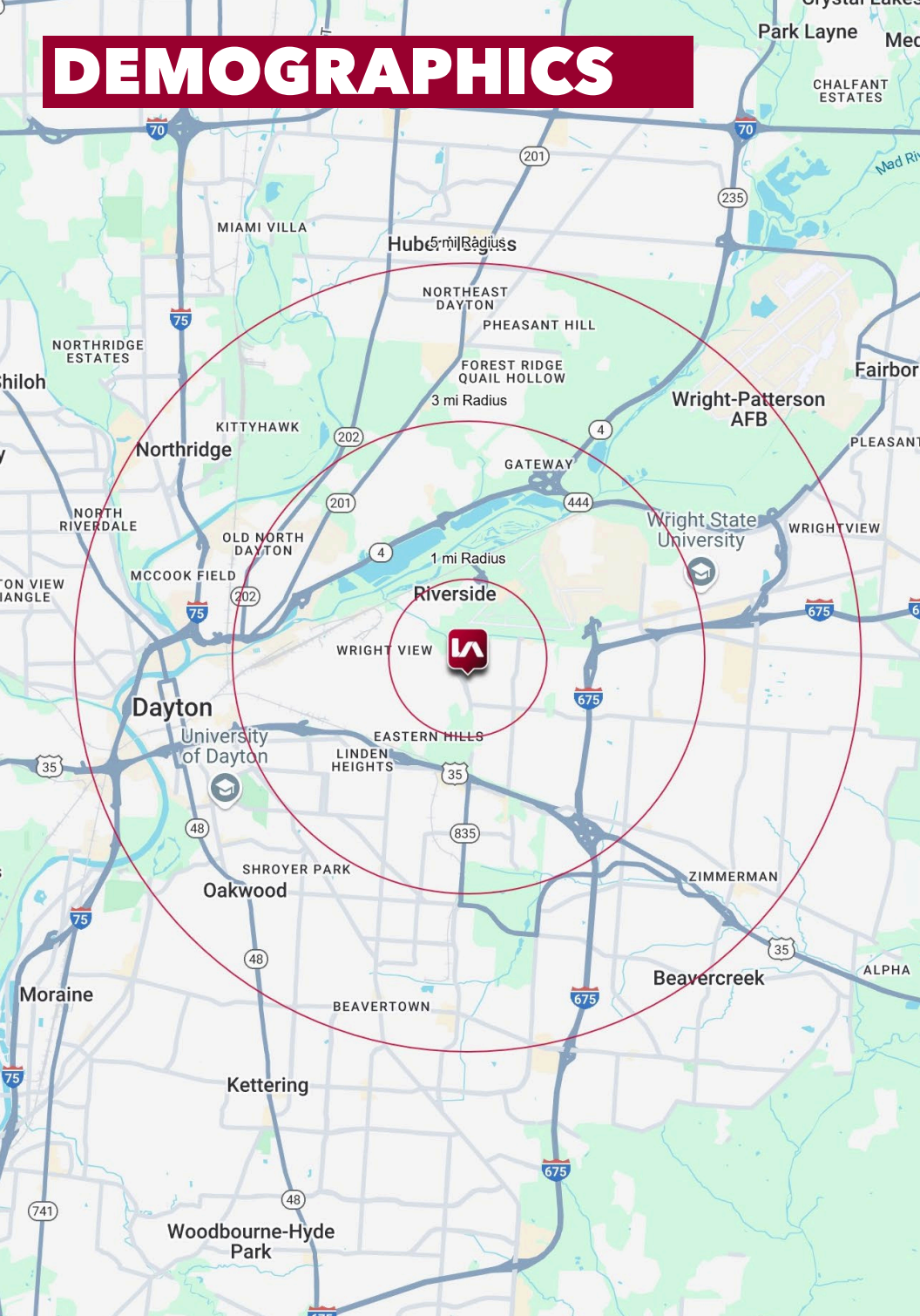
## AIRWAY SHOPPING CENTER



# AERIAL AIRWAY SHOPPING CENTER



# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2024 Estimated Population	12,601	83,222	196,610
2029 Projected Population	12,662	83,048	196,175
2020 Census Population	12,382	80,868	195,197
2010 Census Population	12,859	82,177	196,142
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	-0.1%	-	-
<b>HOUSEHOLDS</b>			
2024 Estimated Households	5,455	35,589	83,815
2029 Projected Households	5,395	35,171	83,075
2020 Census Households	5,272	34,473	81,712
2010 Census Households	5,322	34,193	80,037
Projected Annual Growth 2024 to 2029	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	0.2%	0.3%	0.3%
<b>AGE</b>			
2024 Est. Population Under 10 Years	14.2%	13.1%	11.8%
2024 Est. Population 10 to 19 Years	11.6%	12.0%	12.9%
2024 Est. Population 20 to 29 Years	20.2%	16.7%	17.2%
2024 Est. Population 30 to 44 Years	21.6%	22.0%	20.7%
2024 Est. Population 45 to 59 Years	14.3%	16.5%	16.5%
2024 Est. Population 60 to 74 Years	12.9%	14.4%	15.1%
2024 Est. Population 75 Years or Over	5.1%	5.3%	5.8%
2024 Est. Median Age	33.1	34.9	35.7
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	50.1%	50.8%	52.1%
2024 Est. Female Population	49.9%	49.2%	47.9%
2024 Est. Never Married	39.0%	40.4%	40.6%
2024 Est. Now Married	41.2%	34.4%	36.2%
2024 Est. Separated or Divorced	15.0%	19.4%	18.1%
2024 Est. Widowed	4.8%	5.8%	5.1%
<b>INCOME</b>			
2024 Est. HH Income \$200,000 or More	1.2%	2.7%	5.3%
2024 Est. HH Income \$150,000 to \$199,999	2.6%	4.4%	6.4%
2024 Est. HH Income \$100,000 to \$149,999	11.6%	12.1%	13.5%
2024 Est. HH Income \$75,000 to \$99,999	17.3%	13.8%	14.1%
2024 Est. HH Income \$50,000 to \$74,999	24.2%	20.2%	18.7%
2024 Est. HH Income \$35,000 to \$49,999	14.0%	13.9%	12.8%
2024 Est. HH Income \$25,000 to \$34,999	9.6%	10.3%	8.9%
2024 Est. HH Income \$15,000 to \$24,999	11.6%	10.5%	8.7%
2024 Est. HH Income Under \$15,000	7.9%	12.0%	11.7%
2024 Est. Average Household Income	\$67,117	\$68,519	\$81,100
2024 Est. Median Household Income	\$55,563	\$57,380	\$66,573
2024 Est. Per Capita Income	\$29,055	\$29,404	\$34,841
2024 Est. Total Businesses	194	2,120	7,037
2024 Est. Total Employees	1,784	29,208	99,251