









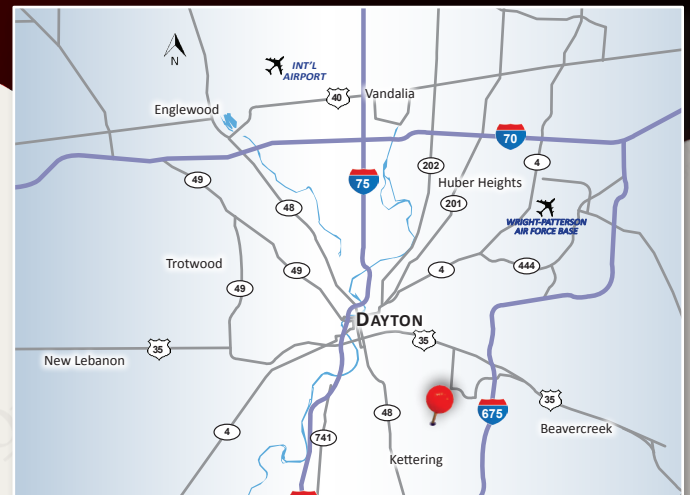
2861 Wilmington Pike, Dayton, OH 45419

### PROPERTY HIGHLIGHTS

-  2nd Generation Restaurant Property w. Drive Thru
-  Valuable Monument Signage Available
-  Abundant On-Site Parking
-  Signalized Intersection
-  Close Proximity to a Variety of Retailers & Restaurants
-  Traffic Counts - 21,399 ADT Wilmington Pike

### DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	12,755	102,159	211,657
Median Income	\$67,645	\$79,443	\$77,449
Average HH Income	\$85,322	\$102,122	\$100,153
Daytime Population	6,523	31,640	97,922



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OnSite  
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**OnSite**  
 Retail Group



Available  
5,502 SF/1.39 AC

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## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.7056/-84.1428

2861 Wilmington Pike Dayton, OH 45419	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	12,755	102,159	211,657
2030 Projected Population	12,857	101,289	211,980
2020 Census Population	12,601	104,463	209,788
2010 Census Population	12,222	100,722	205,569
Projected Annual Growth 2025 to 2030	0.2%	-0.2%	-
Historical Annual Growth 2010 to 2025	0.3%	-	0.2%
2025 Median Age	37.5	38.4	38.7
<b>Households</b>			
2025 Estimated Households	5,855	44,475	91,252
2030 Projected Households	5,916	44,283	92,056
2020 Census Households	5,762	45,395	90,154
2010 Census Households	5,585	43,763	87,300
Projected Annual Growth 2025 to 2030	0.2%	-	0.2%
Historical Annual Growth 2010 to 2025	0.3%	0.1%	0.3%
<b>Race and Ethnicity</b>			
2025 Estimated White	81.3%	83.2%	79.6%
2025 Estimated Black or African American	10.2%	7.9%	10.6%
2025 Estimated Asian or Pacific Islander	2.4%	2.8%	2.7%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2025 Estimated Other Races	6.0%	6.0%	6.9%
2025 Estimated Hispanic	3.6%	4.2%	5.4%
<b>Income</b>			
2025 Estimated Average Household Income	\$85,322	\$102,122	\$100,153
2025 Estimated Median Household Income	\$67,645	\$79,443	\$77,449
2025 Estimated Per Capita Income	\$39,232	\$44,820	\$43,470
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.9%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.3%	4.5%
2025 Estimated High School Graduate	23.2%	21.7%	22.7%
2025 Estimated Some College	26.1%	21.7%	21.6%
2025 Estimated Associates Degree Only	10.7%	10.4%	10.1%
2025 Estimated Bachelors Degree Only	21.0%	22.8%	21.3%
2025 Estimated Graduate Degree	13.9%	18.2%	17.6%
<b>Business</b>			
2025 Estimated Total Businesses	380	2,990	8,078
2025 Estimated Total Employees	6,523	31,640	97,922
2025 Estimated Employee Population per Business	17.1	10.6	12.1
2025 Estimated Residential Population per Business	33.5	34.2	26.2

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