

FOR LEASE/GROUND LEASE

Proposed Redevelopment



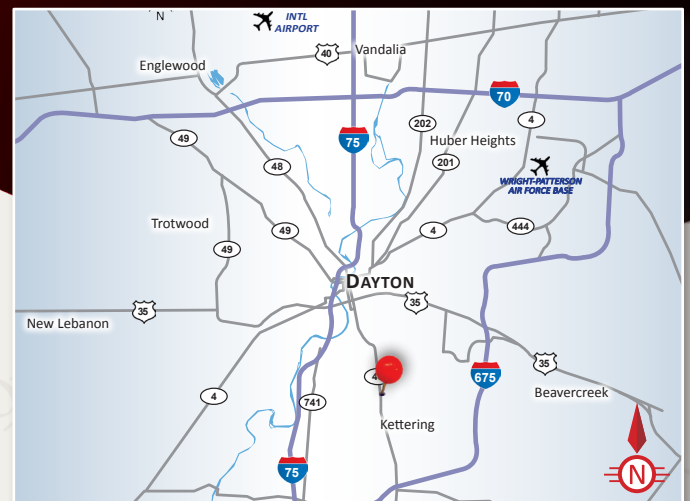
10 Southmoor Circle NW, Dayton, OH 45429

PROPERTY HIGHLIGHTS

- Proposed Redevelopment in the Heart of Kettering
- Catty-Corner from Town & Country Shopping Center
- Site Offers Great Exposure to High Traffic Counts & Lots of Retail
- High Population Density and Strong Daytime Employment
- Zoned Business with Opportunities for Retail, Restaurants & Select Medical Uses
- Great Opportunity in Market with High Barriers to Entry

DEMOGRAPHICS

Year 2025	One Mile	Three Mile	Five Mile
Estimated Population	10,683	84,722	209,392
Median Income	\$79,198	\$83,510	\$75,090
Average HH Income	\$105,513	\$111,000	\$98,915
Daytime Population	3,367	34,491	98,765



Eric M. Abroms
Broker/Owner

eric@onsiteretailgroup.com
513.268.4452

Scott G. Saddlemire
Agent/Owner

scott@onsiteretailgroup.com
513.268.4451

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10 NW SOUTHMOOR CIRCLE
Dayton, OH 45249

OnSite
Retail Group



FAIR HILLS AVENUE

WESTHAVEN DRIVE

SOUTHMOOR CIRCLE NW

WEST STROOP ROAD

DONATOS
PIZZA SUBS SALADS

PROPOSED
RESTAURANT
4000 SF

PATIO

52 Parking Spaces
41 On-Site + 11 On Street

CONCEPTUAL PLAN
10 NW SOUTHMOOR CIRCLE
Dayton, OH 45249



Summary Profile

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



Lat/Lon: 39.6902/-84.169

10 Southmoor Cir NW Dayton, OH 45429	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	10,662	84,612	210,970
2030 Projected Population	10,536	83,740	210,089
2020 Census Population	10,830	85,219	209,824
2010 Census Population	10,595	82,761	205,168
Projected Annual Growth 2025 to 2030	-0.2%	-0.2%	-
Historical Annual Growth 2010 to 2025	-	0.1%	0.2%
2025 Median Age	44.8	41.0	39.0
Households			
2025 Estimated Households	5,219	38,025	92,612
2030 Projected Households	5,190	37,809	92,856
2020 Census Households	5,233	38,509	91,904
2010 Census Households	5,124	37,457	89,188
Projected Annual Growth 2025 to 2030	-0.1%	-0.1%	-
Historical Annual Growth 2010 to 2025	0.1%	0.1%	0.3%
Race and Ethnicity			
2025 Estimated White	83.8%	80.3%	76.8%
2025 Estimated Black or African American	8.1%	9.8%	13.0%
2025 Estimated Asian or Pacific Islander	2.8%	3.4%	3.2%
2025 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%
2025 Estimated Other Races	5.3%	6.4%	6.7%
2025 Estimated Hispanic	3.9%	4.6%	5.2%
Income			
2025 Estimated Average Household Income	\$106,299	\$111,853	\$99,839
2025 Estimated Median Household Income	\$80,034	\$84,401	\$76,129
2025 Estimated Per Capita Income	\$52,064	\$50,384	\$44,133
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.3%	2.0%
2025 Estimated Some High School (Grade Level 9 to 11)	2.1%	2.8%	4.5%
2025 Estimated High School Graduate	16.1%	20.0%	22.7%
2025 Estimated Some College	19.2%	20.6%	21.7%
2025 Estimated Associates Degree Only	10.0%	10.1%	9.9%
2025 Estimated Bachelors Degree Only	29.0%	24.4%	21.8%
2025 Estimated Graduate Degree	22.9%	20.7%	17.5%
Business			
2025 Estimated Total Businesses	342	3,036	8,497
2025 Estimated Total Employees	3,367	34,491	98,765
2025 Estimated Employee Population per Business	9.9	11.4	11.6
2025 Estimated Residential Population per Business	31.2	27.9	24.8