464 N SPRINGBORO PIKE, DAYTON, OH 45449

RETAIL SPACE | FOR LEASE
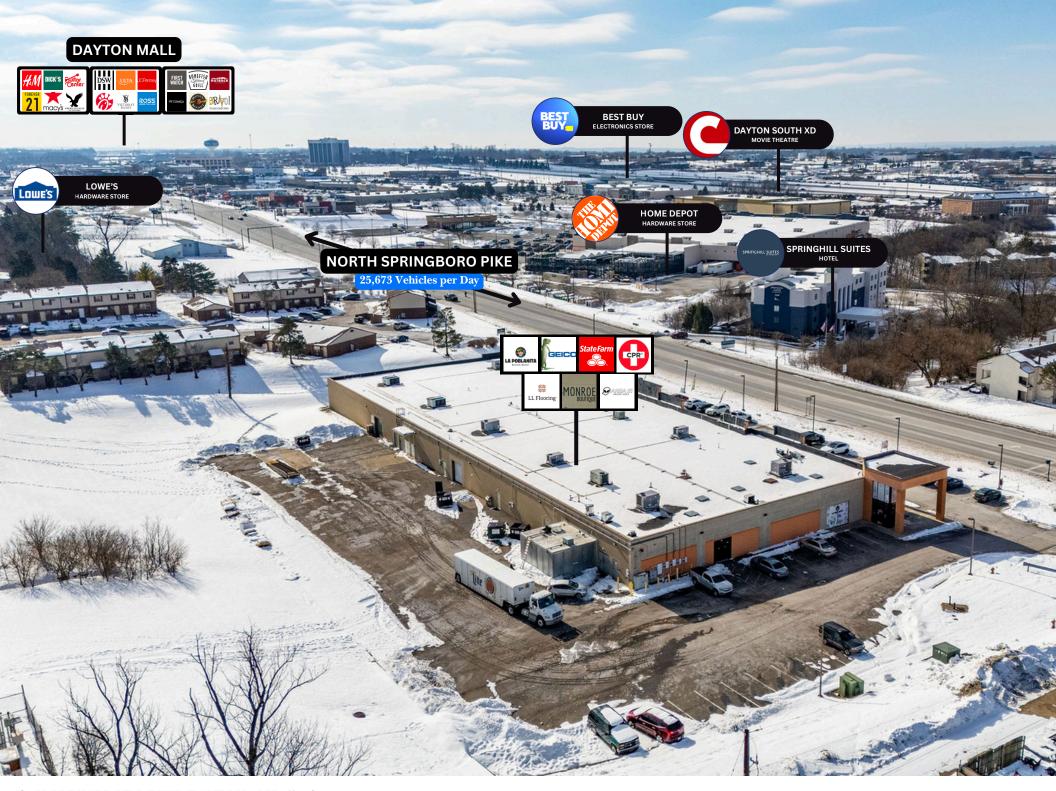
8,472 SqFt | $12.00 SqFt/Year

The Offering

3CRE is excited to present an exceptional retail leasing opportunity at 464 N Springboro Pike in Dayton, Ohio. This prime location is available for lease at an attractive rate of $12.00 per square foot per year. The property was recently renovated throughout and spans 8,472 square feet, offering a flexible layout ideal for a variety of businesses. The space includes a large retail showroom, garage area, kitchenette, and private offices, making it a versatile option for any business looking to establish a presence in the area.
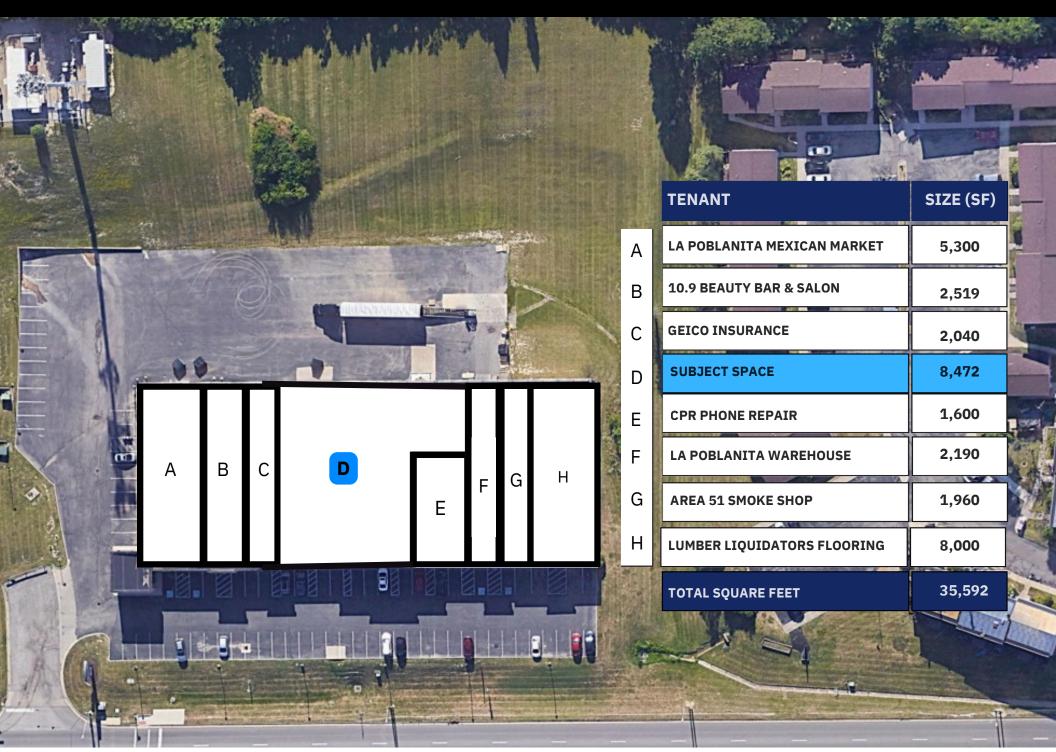
Situated along one of Dayton's most highly trafficked corridors, this location benefits from exceptional visibility and easy access. N Springboro Pike (also known as Route 741) is a major thoroughfare connecting key retail, residential, and commercial areas in the region. The property is just minutes from the Dayton Mall, one of the area's largest and most popular shopping destinations, ensuring a steady flow of foot traffic from surrounding businesses and shoppers. The site is conveniently located near major roadways, including I-75 and I-675, offering quick access to downtown Dayton, as well as nearby suburban communities like Centerville and Kettering.

Highlights

- 8,472 SqFt Available
- Lease Rate: $12.00/SqFt + NNN
- Immediate Availability
- Located across the street from Home Depot
- Prime location on North Springboro Pike (Major Thoroughfare)
- 300 feet of frontage
- Large monument signage
- Ample parking and delivery circulation
- Strong demand with new home construction

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DAYTON MALL

BEST BUY
ELECTRONICS STORE

DAYTON SOUTH XD
MOVIE THEATRE

LOWE'S
HARDWARE STORE

HOME DEPOT
HARDWARE STORE

SPRINGHILL SUITES
HOTEL

NORTH SPRINGBORO PIKE
25,673 Vehicles per Day

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TENANT	SIZE (SF)
A	LA POBLANITA MEXICAN MARKET	5,300
B	10.9 BEAUTY BAR & SALON	2,519
C	GEICO INSURANCE	2,040
D	SUBJECT SPACE	8,472
E	CPR PHONE REPAIR	1,600
F	LA POBLANITA WAREHOUSE	2,190
G	AREA 51 SMOKE SHOP	1,960
H	LUMBER LIQUIDATORS FLOORING	8,000
TOTAL SQUARE FEET	35,592

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Commercial Space - 8472sqft

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	1 MILE	3 MILE	5 MILE
POPULATION	7,700	64,416	138,059
AVERAGE HOUSEHOLD INCOME	$75,348	$88,486	$95,980
NUMBER OF HOUSEHOLDS	3,773	28,825	60,219
MEDIAN AGE	38.4	41.4	41.6
TOTAL BUSINESSES	7,156	38,549	88,938
TOTAL EMPLOYEES	562	4,059	9,935

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RETAIL LEASING

3CRE Advisors is a multi-state brokerage that has expertise in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. Contact our Retail Services Group for any of your retail assignments. Visit us at any of our offices listed below or on our website at 3CRE.com