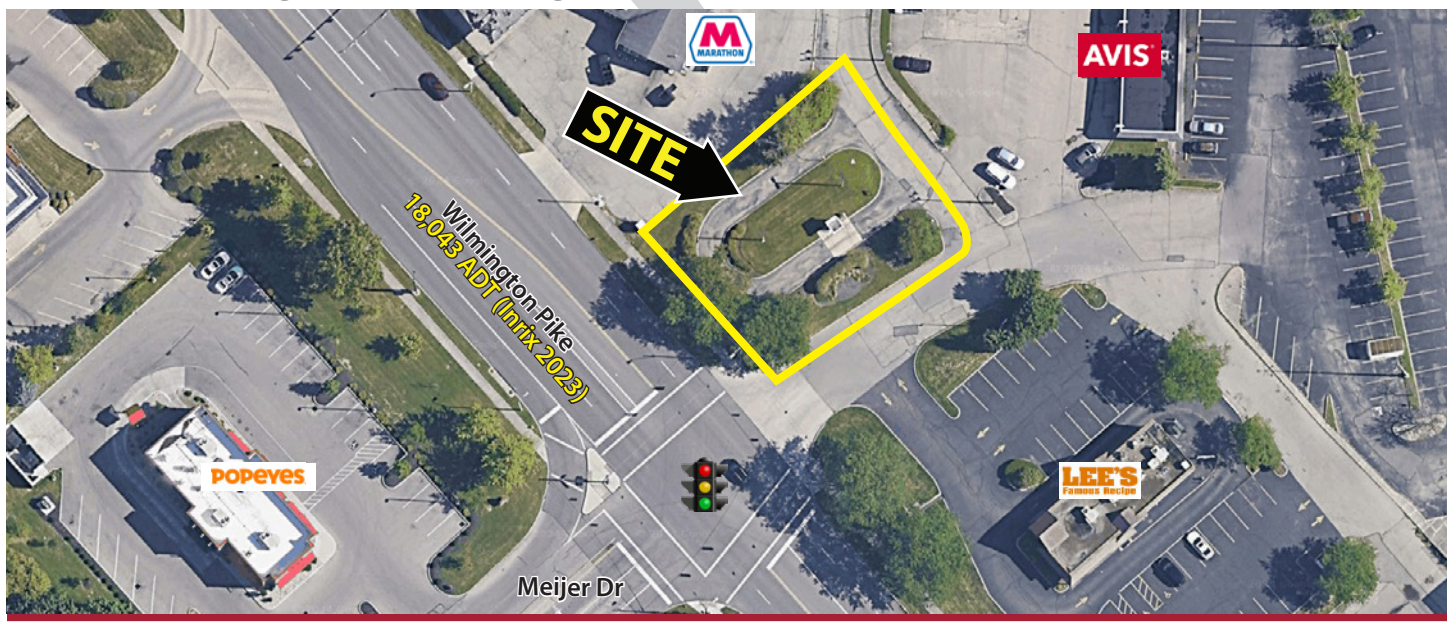




TRIANGLE CENTER

4040-4068 Wilmington Pike, Kettering, OH 45440

0.4 Acre Available for LEASE



Property Details:

- Located in the heart of Kettering, directly across from high-volume Meijer store, 1.9 M visits this year, (Placer.ai)
- Easy access from 3 major roads: Wilmington Pike, Woodman Drive, and Stroop Road
- Just 5 minutes from Interstate 675

Retailers in the corridor:



Demographics:

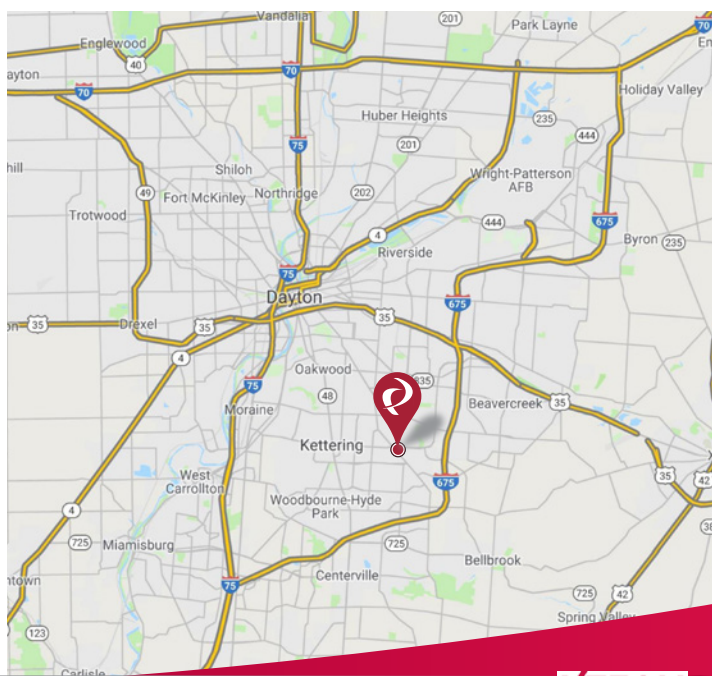
2024 Estimates	1 Mile	3 Mile	5 Mile
Population	11,251	82,755	196,815
Households	4,994	38,293	84,752
Average Household Income	\$81,766	\$99,416	\$103,233
Total Number of Employees	4,952	31,698	77,606

Traffic Counts:

Inrix 2023	ADT
Wilmington Pike	18,043 ADT
E Stroop Road	21,203 ADT

Contact: Zachary Schunn

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TRIANGLE CENTER

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Market Aerial



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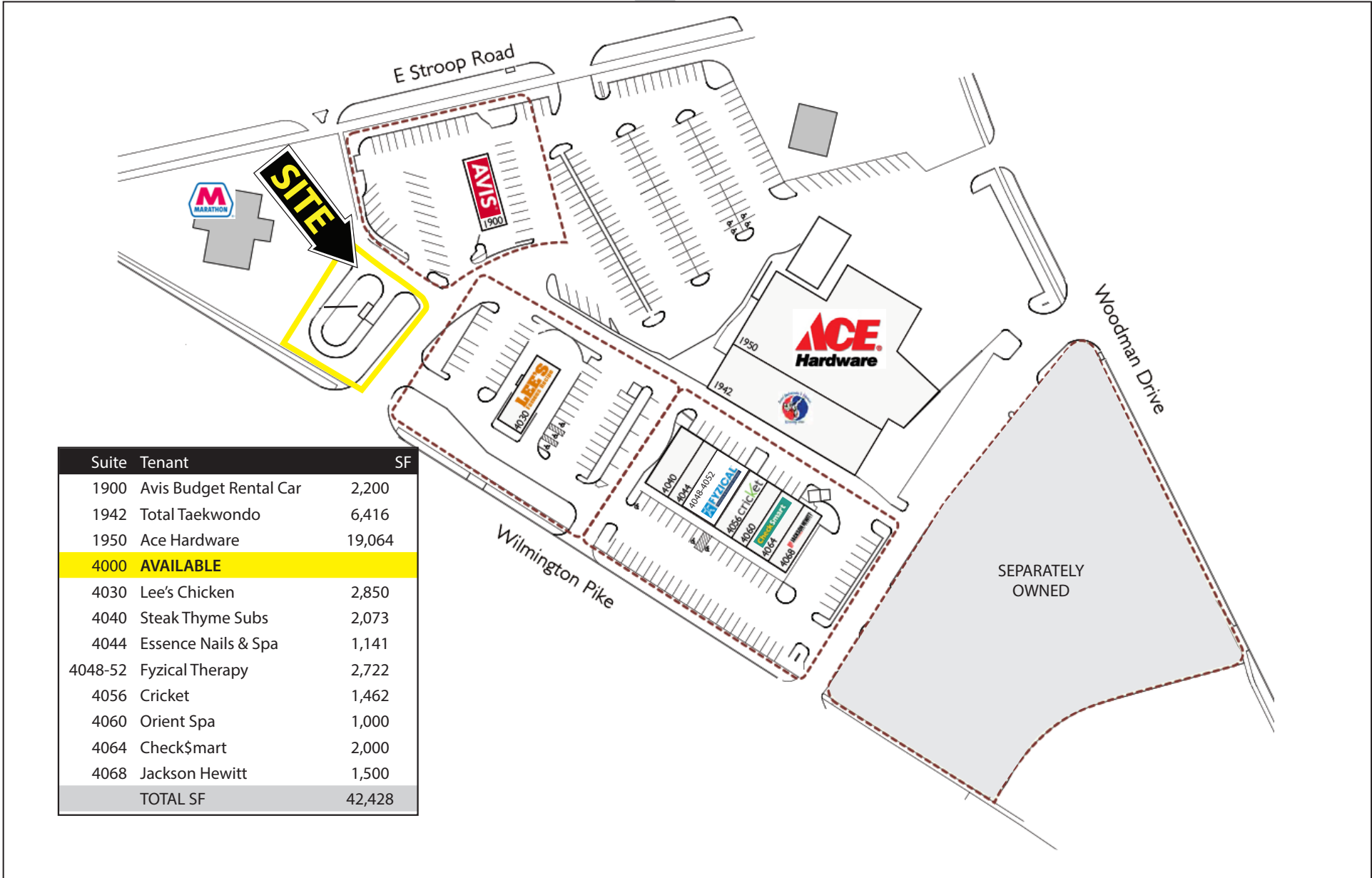
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Site Plan



Suite	Tenant	SF
1900	Avis Budget Rental Car	2,200
1942	Total Taekwondo	6,416
1950	Ace Hardware	19,064
4000	AVAILABLE	
4030	Lee's Chicken	2,850
4040	Steak Thyme Subs	2,073
4044	Essence Nails & Spa	1,141
4048-52	Fyzical Therapy	2,722
4056	Cricket	1,462
4060	Orient Spa	1,000
4064	Check\$mart	2,000
4068	Jackson Hewitt	1,500
TOTAL SF		42,428

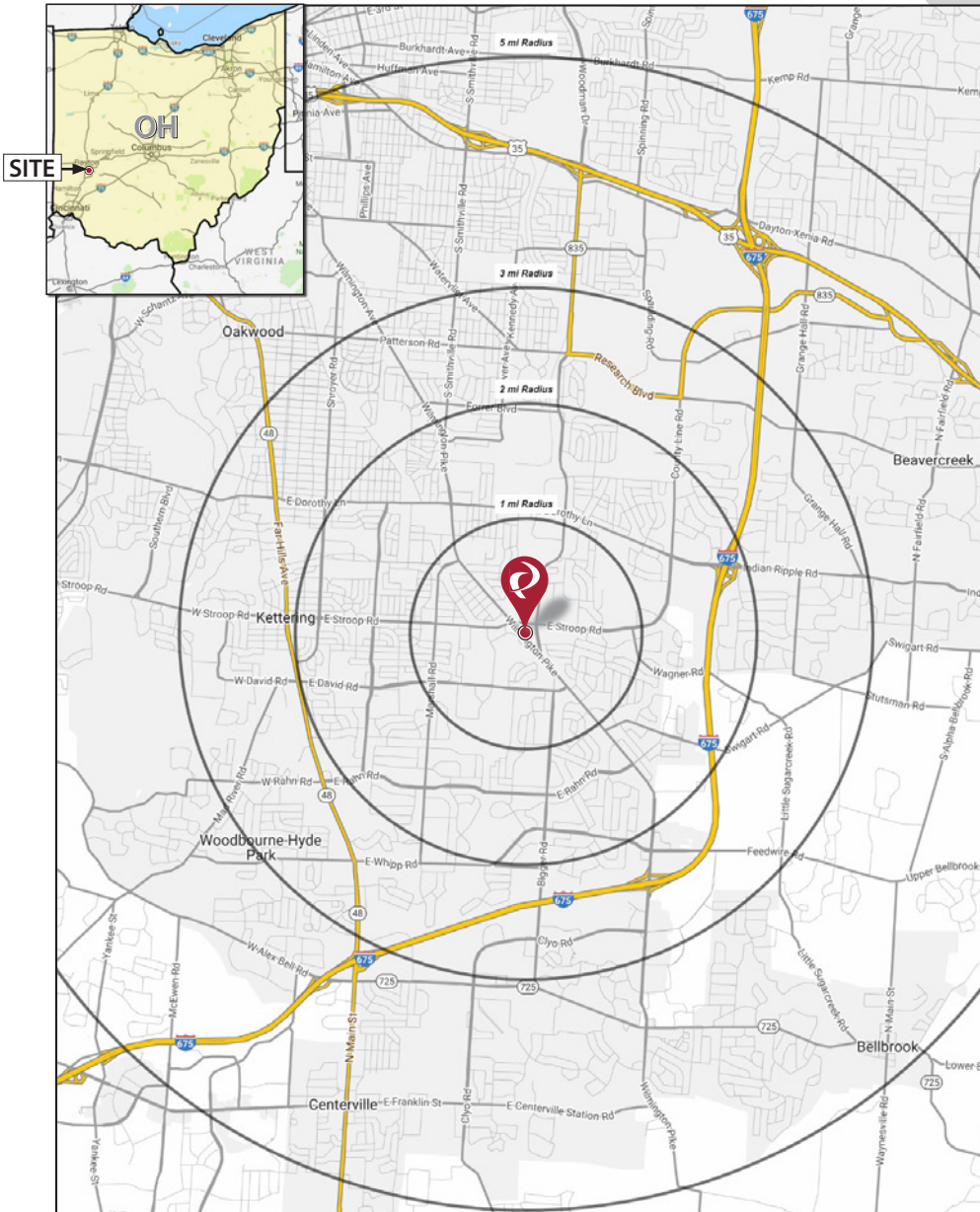
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Market Map and Demographics



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.6881/-84.1305

Triangle Center Dayton, OH 45429	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	11,251	82,755	196,815
2029 Projected Population	11,287	82,757	196,328
2020 Census Population	11,642	84,901	199,780
2010 Census Population	11,269	82,245	192,700
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	-	-	0.2%
2024 Median Age	38.7	41.2	40.2
Households			
2024 Estimated Households	4,994	38,293	84,752
2029 Projected Households	4,942	37,848	83,719
2020 Census Households	5,146	38,543	85,001
2010 Census Households	4,985	37,326	81,806
Projected Annual Growth 2024 to 2029	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	-	0.2%	0.3%
Race and Ethnicity			
2024 Estimated White	83.6%	84.2%	82.6%
2024 Estimated Black or African American	8.8%	7.6%	8.5%
2024 Estimated Asian or Pacific Islander	2.0%	2.9%	2.9%
2024 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.2%
2024 Estimated Other Races	5.5%	5.2%	5.8%
2024 Estimated Hispanic	3.5%	3.4%	4.1%
Income			
2024 Estimated Average Household Income	\$81,766	\$99,416	\$103,233
2024 Estimated Median Household Income	\$71,792	\$79,014	\$80,502
2024 Estimated Per Capita Income	\$36,375	\$46,072	\$44,726
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.5%	2.0%
2024 Estimated Some High School (Grade Level 9 to 11)	2.3%	3.1%	4.1%
2024 Estimated High School Graduate	27.2%	24.3%	24.6%
2024 Estimated Some College	25.7%	22.8%	22.5%
2024 Estimated Associates Degree Only	12.8%	10.1%	9.9%
2024 Estimated Bachelors Degree Only	18.3%	21.3%	20.3%
2024 Estimated Graduate Degree	12.0%	16.9%	16.5%
Business			
2024 Estimated Total Businesses	468	2,812	7,050
2024 Estimated Total Employees	4,952	31,698	77,606
2024 Estimated Employee Population per Business	10.6	11.3	11.0
2024 Estimated Residential Population per Business	24.1	29.4	27.9

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

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