



WOODCREST
CAPITAL, LLC

Northmont Plaza

604 & 606 Taywood Rd | Englewood OH

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE

2,500 SF, 4,320 SF,
& 12,100 SF
Flex/Storage: 10,446 SF



- 132,276 SF Center
- Montgomery County, Ohio
- Large Parking Field
- Grocery Outlet Coming Soon!

| Type | PSF |
|-------------|----------------|
| NNN's | \$ 2.11 |
| Lease Rates | Call for Rates |

| Traffic Counts | |
|----------------|------------|
| Main St | 29,614 VPD |
| I-70 | 73,701 VPD |



| Demographics | 1-mile* | 3-mile | 5-mile | True Trade Area** |
|-------------------|----------|----------|----------|-------------------|
| Population | 6,619 | 35,745 | 71,125 | 361,753 |
| Households | 2,784 | 14,543 | 29,806 | 139,454 |
| Average HH Income | \$63,341 | \$84,897 | \$78,318 | \$68,142 |

* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset
 ** True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

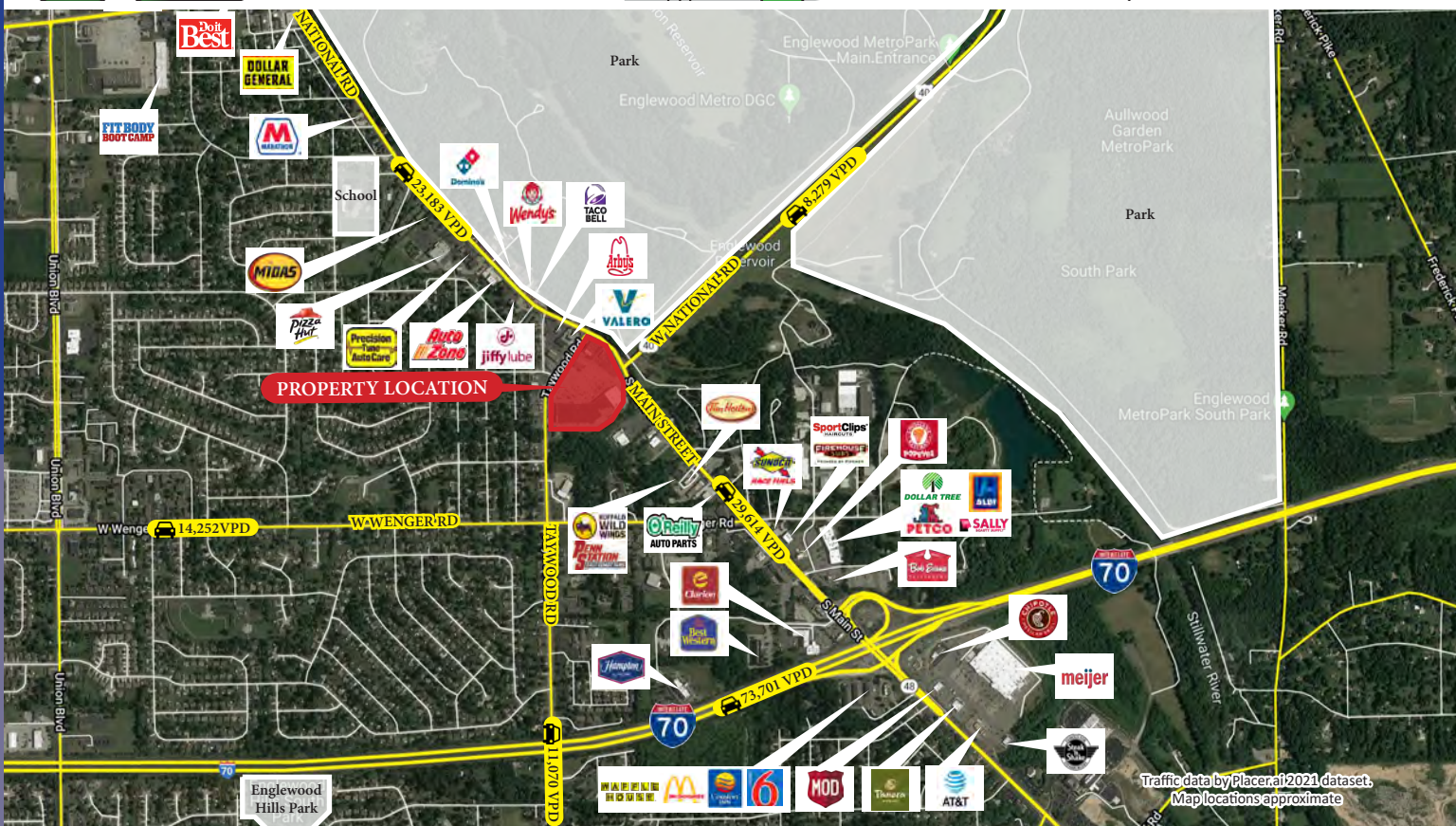
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