



## Brandt Pike Place

4468-4494 Brandt Pike, Dayton, OH 45424

### Property Highlights

- 2,000 SF available for lease
- Retail/Office buildout
- Neighborhood shopping center located along Brandt Pike in the heart of Huber Heights
- Next to a newly remodeled Kroger
- Plenty of parking
- Located just minutes from Wright-Patterson Air Force Base which is the largest single site employer in the State of Ohio

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,312	20,215	65,755
Total Population	7,802	45,502	137,305
Average HH Income	\$80,475	\$66,109	\$54,833



### Building Summary

Building Size:	20,940 SF
Available SF:	2,000 SF
Lease Rate:	Negotiable
Operating Expenses:	\$5.55/SF

Available Spaces

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SUITE	TENANT NAME	SPACE SIZE
Suite 4454	Armed Forces Recruiting Center	1,513 SF
Suite 4458	Chatime	1,594 SF
Suite 4462	Available	2,000 SF
Suite 4470	Aaron's Rents	6,000 SF
Suite 4490	Ohio Institute of Allied Health	9,900 SF

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The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



## Additional Photos

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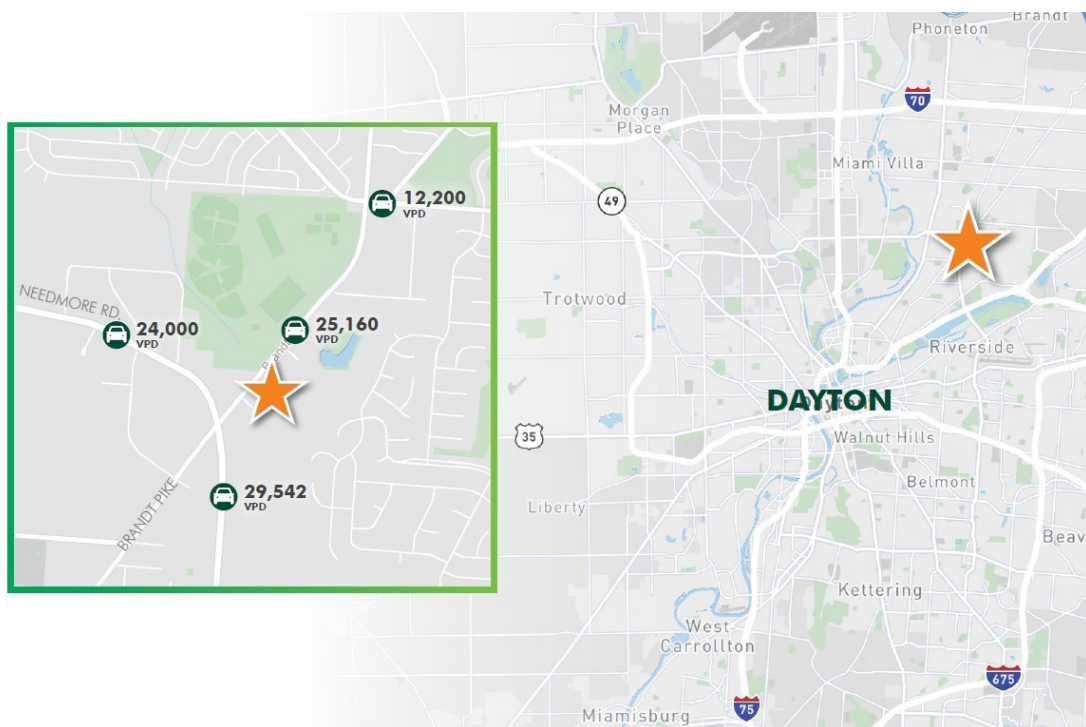
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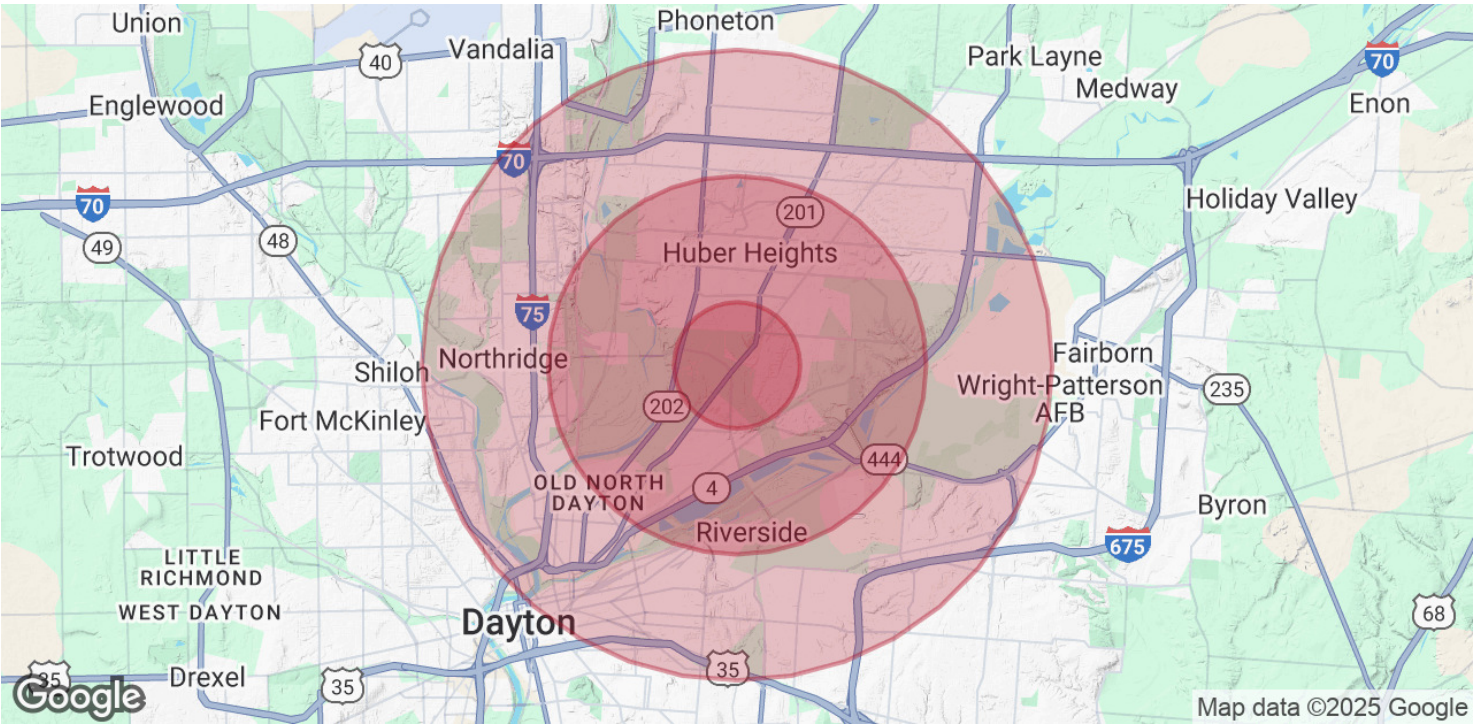
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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,802	45,502	137,305
Average Age	40.8	39.7	37.5
Average Age (Male)	41.2	38.0	36.2
Average Age (Female)	39.2	40.5	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,312	20,215	65,755
# of Persons per HH	2.4	2.3	2.1
Average HH Income	\$80,475	\$66,109	\$54,833
Average House Value	\$127,033	\$115,706	\$98,551

\* Demographic data derived from 2020 ACS - US Census