



Crest
Commercial Realty

Investment Opportunity

Retail Shopping Center

FOR SALE

8935 - 8947 Kingsridge Rd., Dayton, OH 45458



Sale Price: \$1,700,000

Kingsridge Center

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THE OFFERING

Crest Commercial Realty is offering for sale the fee simple interest in the sale of the shopping center at 8935-8947 Kingsridge Rd., in the South Dayton Submarket of Dayton, Ohio. The property is located in Miami Township. The multi-tenant center is zoned Retail.

The single-story, L-shaped center was built in 1979 and is situated on 1.5 acres. The property 20,175 SF and occupied with a mix of long-term tenants. The property offers 133' of frontage on Kingsridge Road, ample parking and easy access.

Located in a busy commercial district, the property offers proximity to I-75 and I-675.



EXECUTIVE SUMMARY

Kingsridge Center

Address	8935 - 8947 Kingsridge Dr.
County	Miami Township
Parcel #'s	K45-02604-0003 K45-02604-0132 K45-02604T-0132
Gross Leasable SF	20,175
Occupancy	78%
NOI	\$131,844
Acreage	1.5 AC
Year Built	1979
Roof System	Canopy Slab Roof
Parking Lot	New asphalt in 2024.
Parking	45 Space; Ratio of 2.25/1,000 SF



PROPERTY PROFILE

Kingsridge Center

Offering Price	\$1,700,000
Building Total SF	20,175 SF
Price Per SF	\$84.26
Occupancy	78%
In-Place Income 2025	
 Total Revenue	 \$189,444
 Total Expenses	 \$57,588
 Net Operating Income	 \$131,856
 CAP RATE	 7.76%

Expenses 2025	
Property Taxes	\$32,322
Insurance	\$8,574
Other Expenses	\$16,692
Total Expenses	\$57,588
 Capital Improvements 2025	
 Roof	 \$10,000
 Parking Lot	 \$9,500
 HVAC	 \$30,000
 Total Improvements	 \$49,500

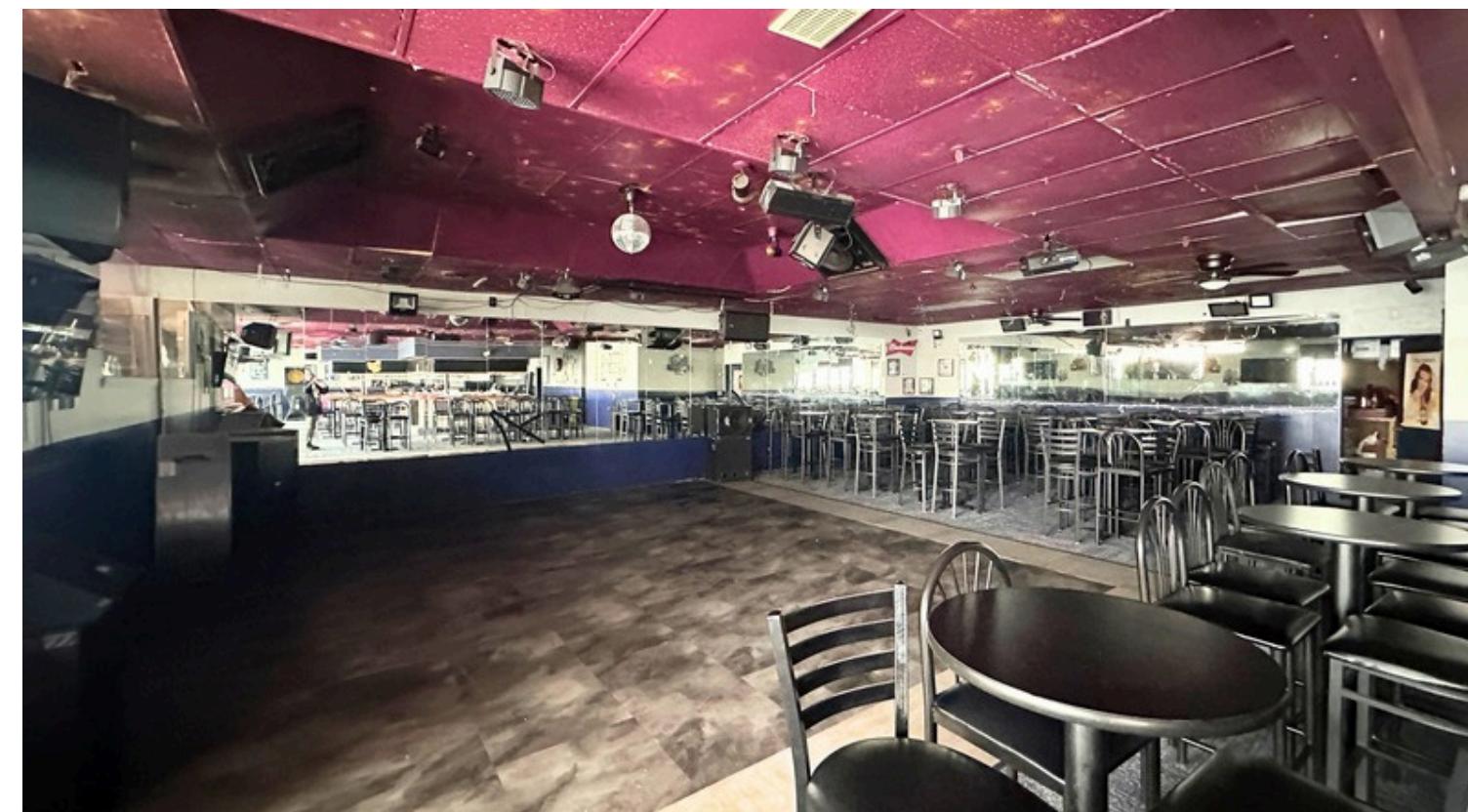
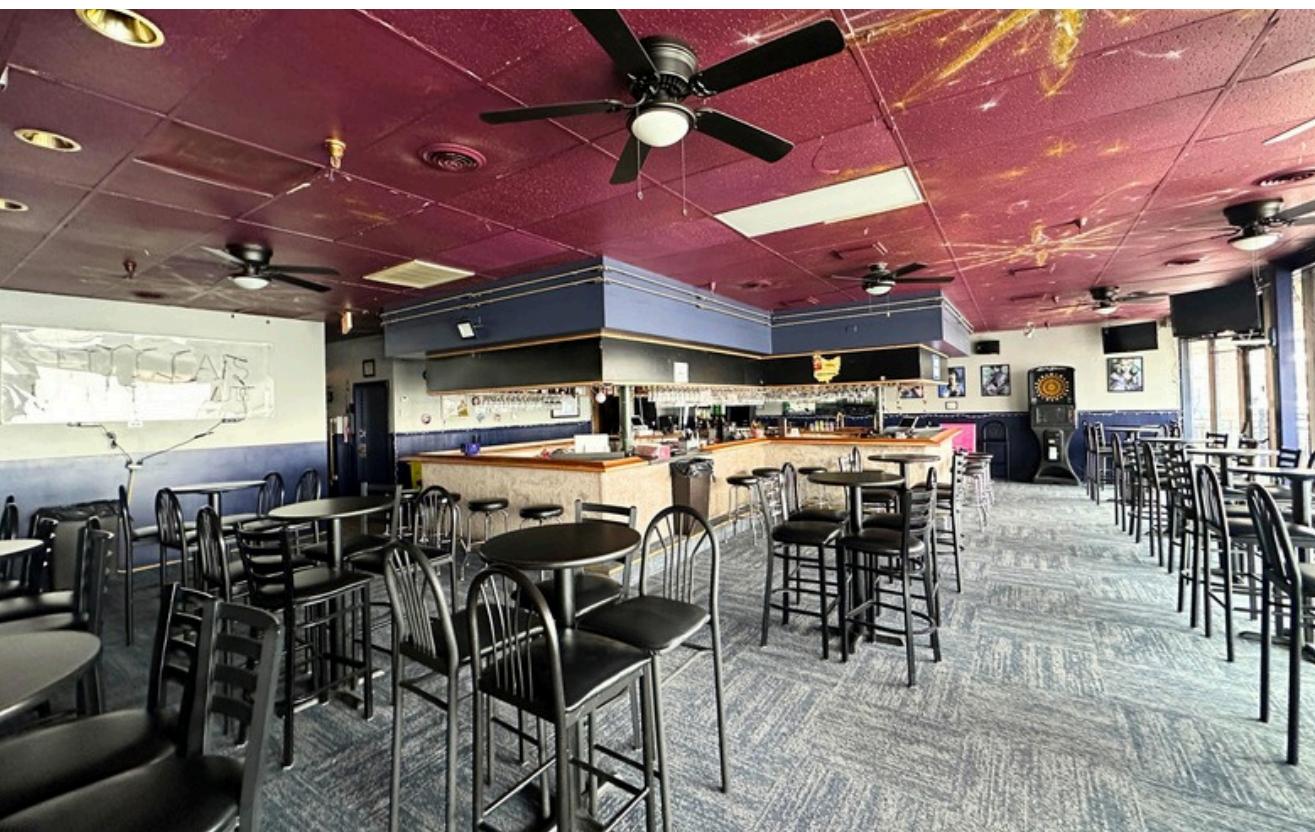
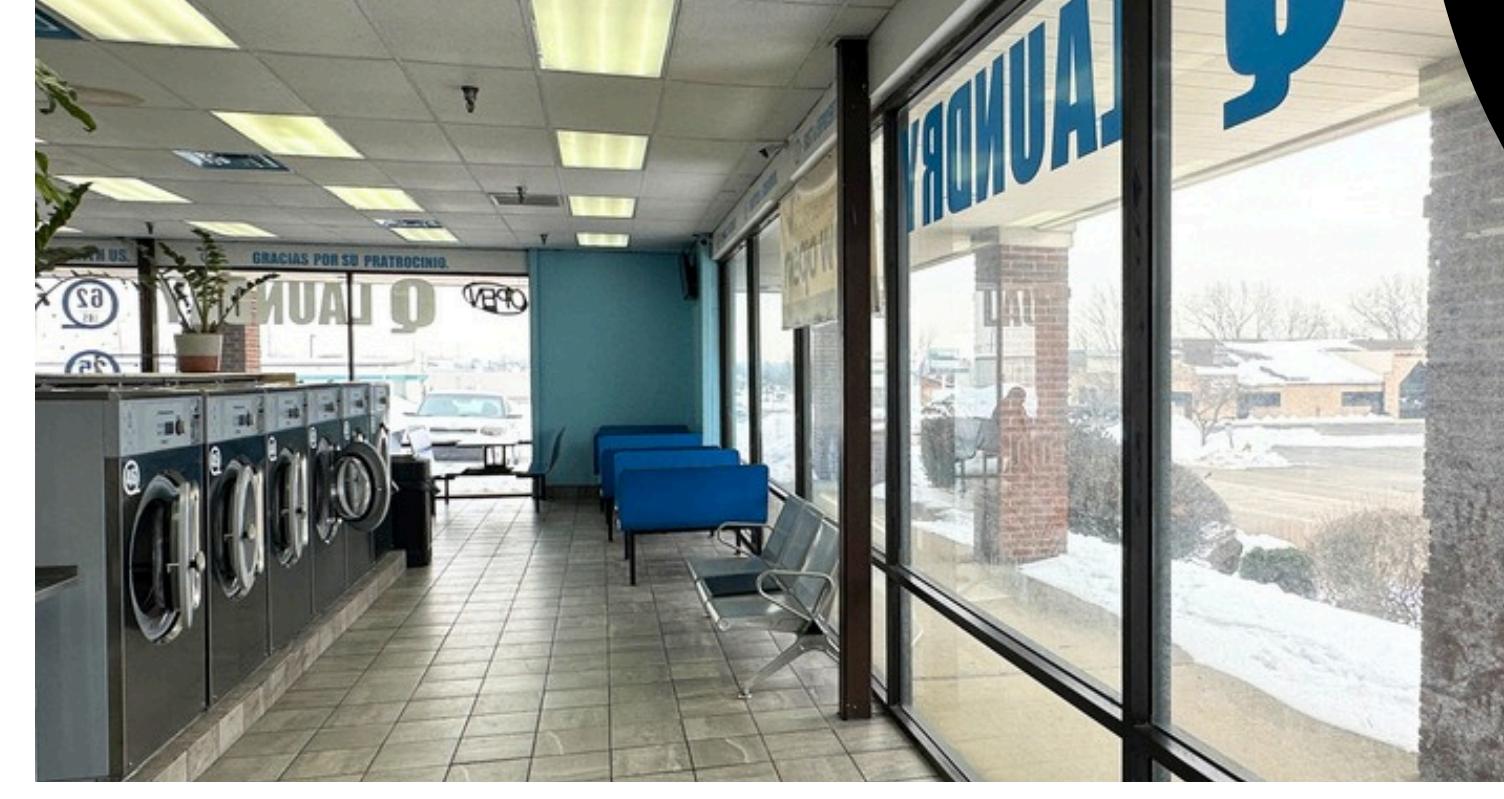
TENANT DETAILS

Kingsridge Center

Address	SF	Tenant	Monthly Rent	Annual Rent	Lease Start	Lease Expiration	Lease Options
8935 Kingsridge Dr.	2,500 SF	Tochen LLC			03/01/2016	02/28/2031	Option for (1) 5-year renewal
8937 Kingsridge Dr.	3,200 SF	Nite Club			09/01/2024	09/31/2029	
8939 Kingsridge Dr.	2,000 SF	Mayasa Hukka Cafe			03/01/2025	02/28/2030	
8941 Kingsridge Dr.	1,950 SF	Rentokil North America			04/01/2025	03/31/2027	
8945 Kingsridge Dr.	3,250 SF	Miami Armory			03/01/2024	02/28/2029	
8947 Kingsridge Dr.	2,850 SF	River of Worship			03/01/2025	02/28/2030	
8947-B Kingsridge Dr.	4,425 SF	Vacant		Currently marketed for \$14/SF/MG - in shell condition.			
Totals	20,175 SF						

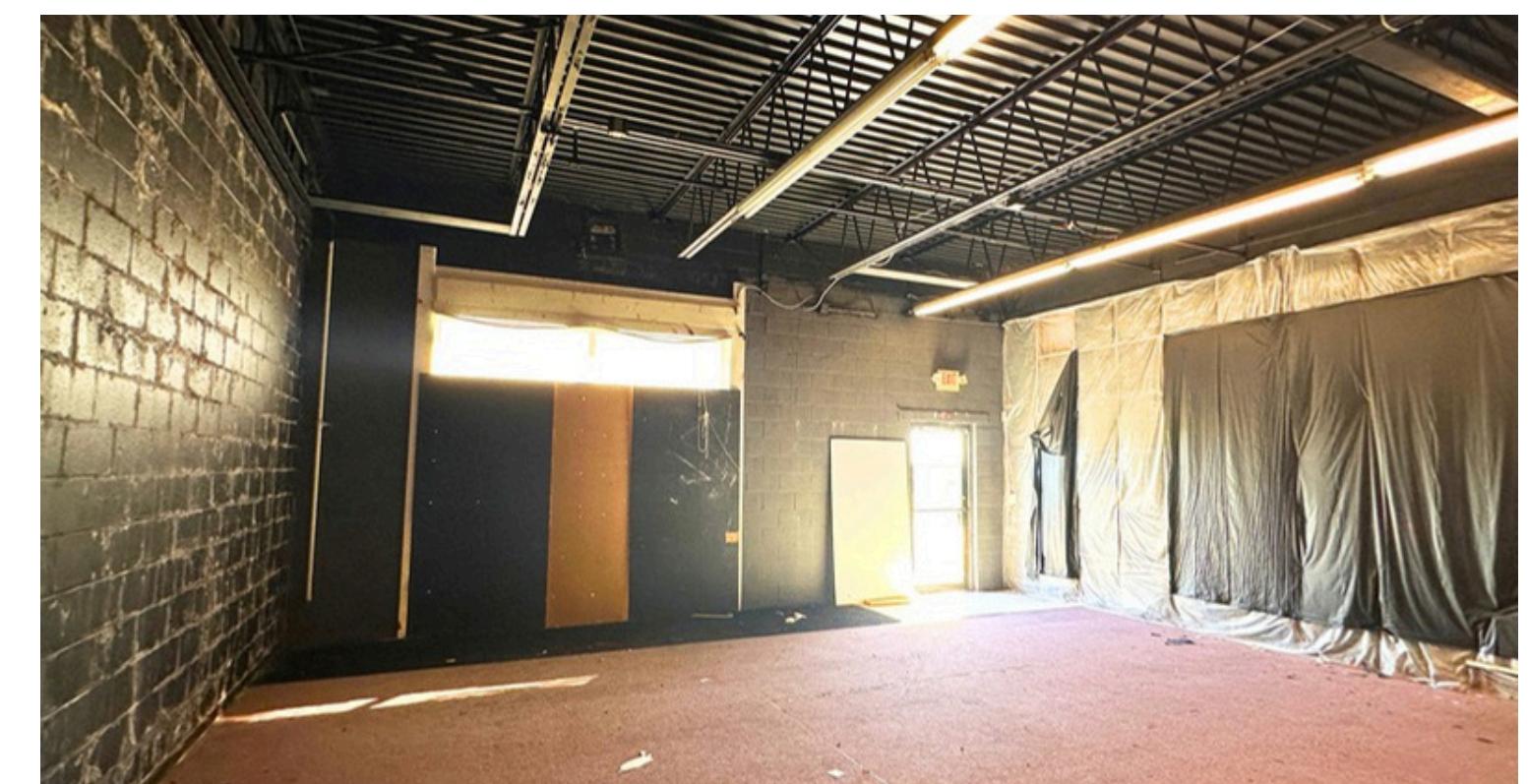
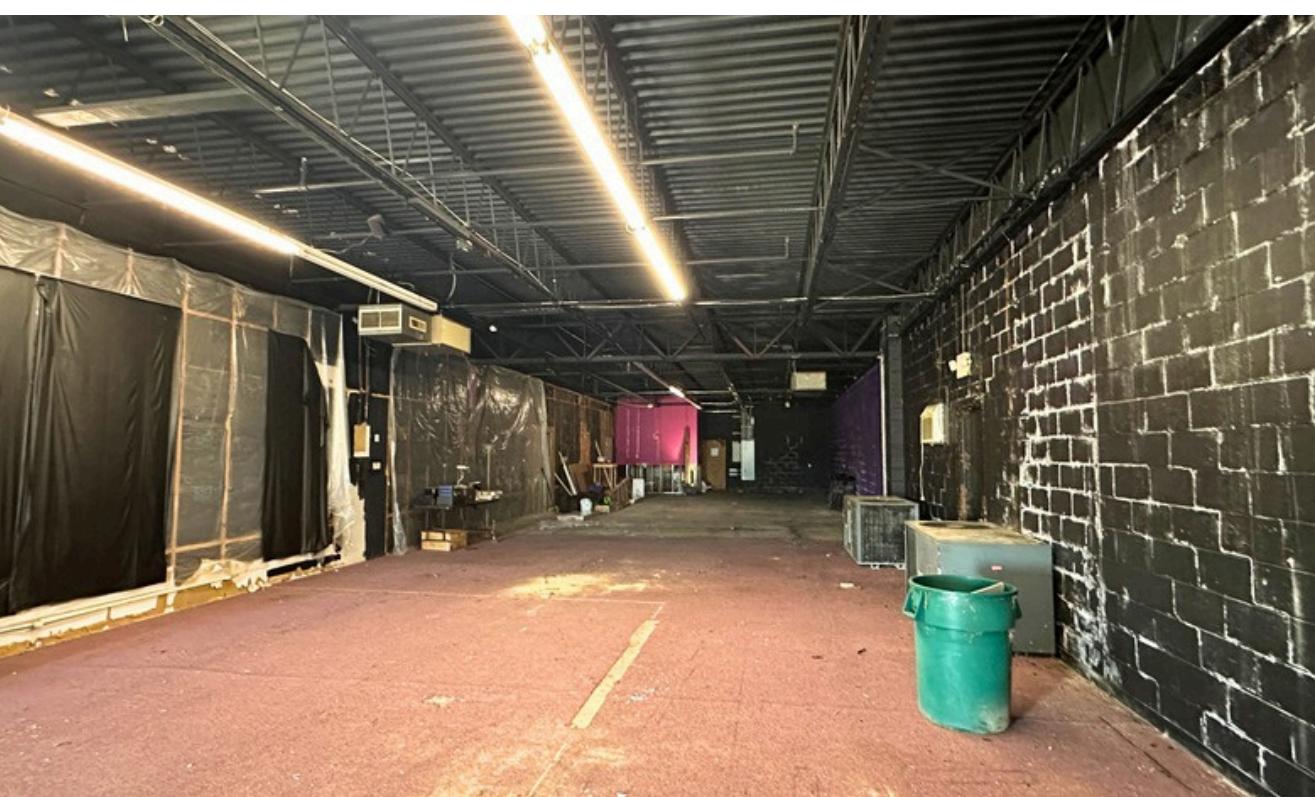
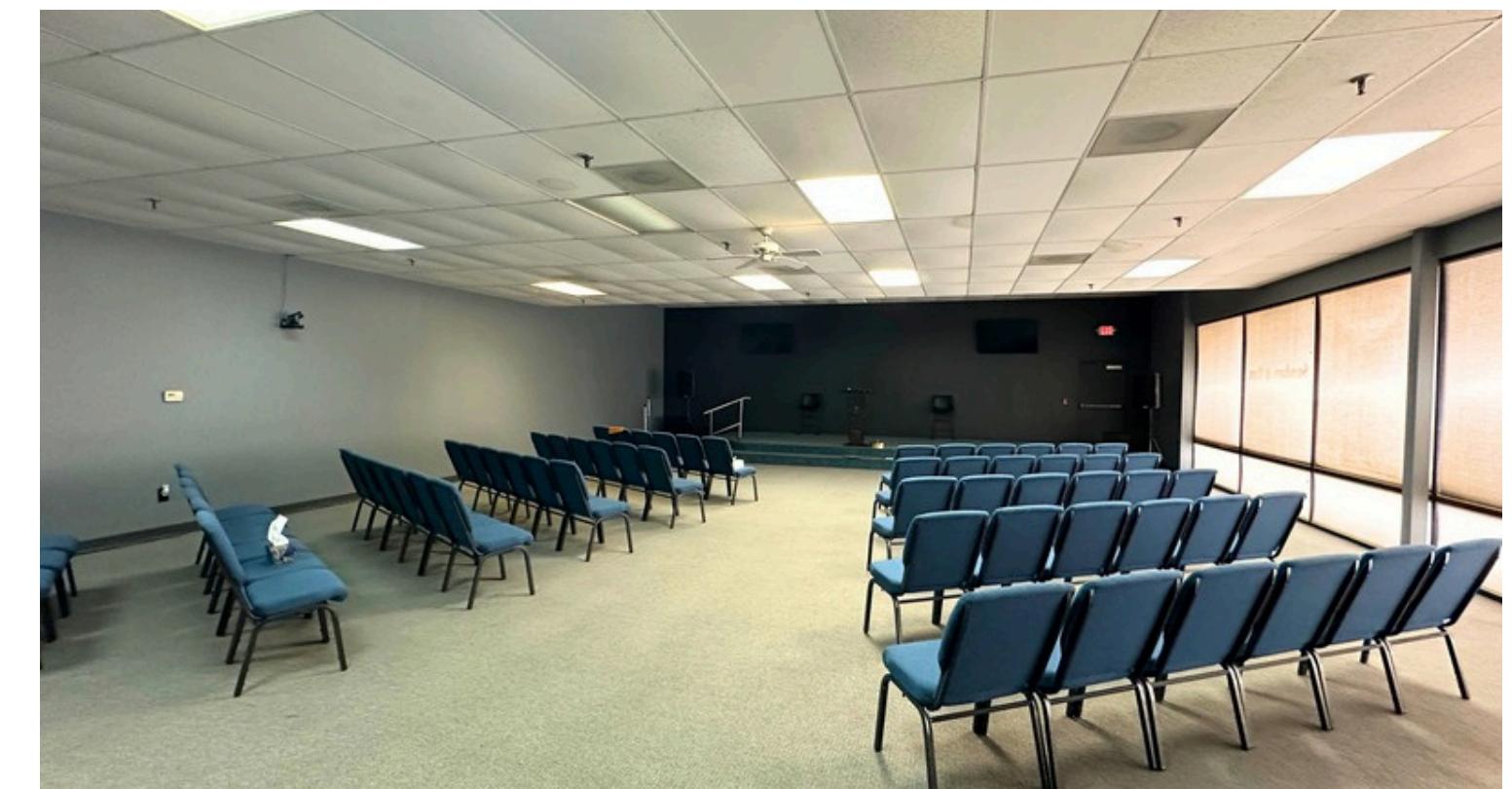
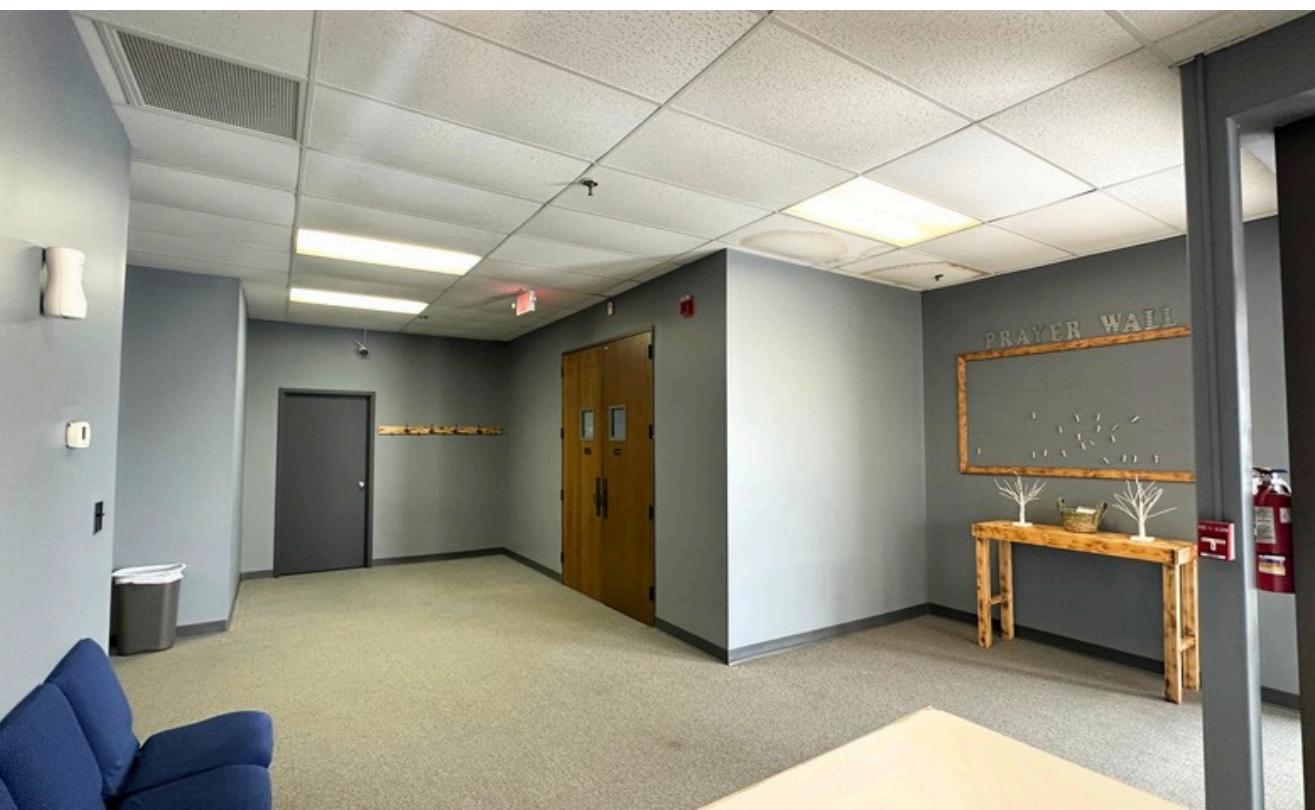
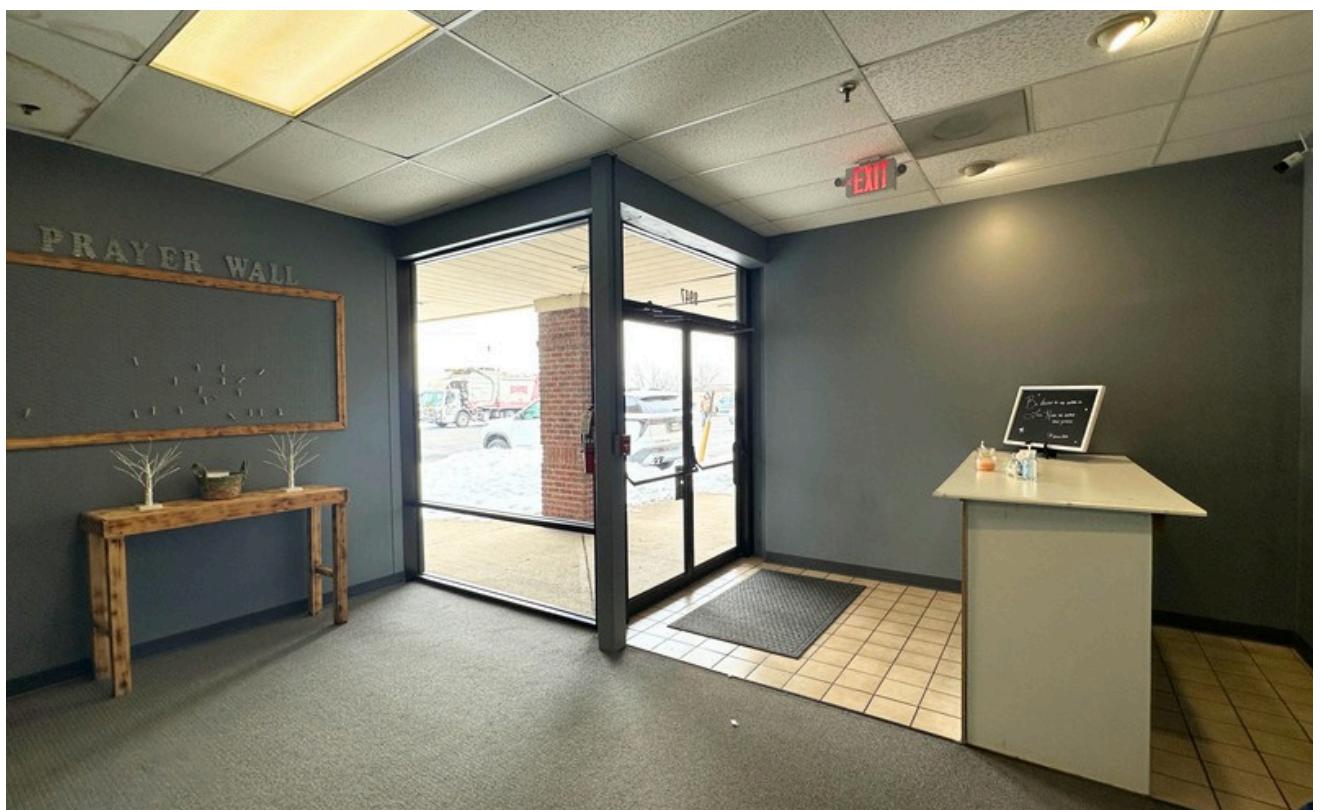
Interior

Kingsridge Center



Interior

Kingsridge Center



SITE PLAN

Kingsridge Center



DEMOGRAPHICS



Population

2024 Population
2029 Projection

	2-mile	5-mile	10-mile
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2024 Population	28,440	139,104	418,195
2029 Projection	27,875	138,711	429,907



2024 Households
2029 Projection

2024 Households	13,420	59,240	174,310
2029 Projection	13,143	58,398	176,341



Household Income

2023 Avg Household Income

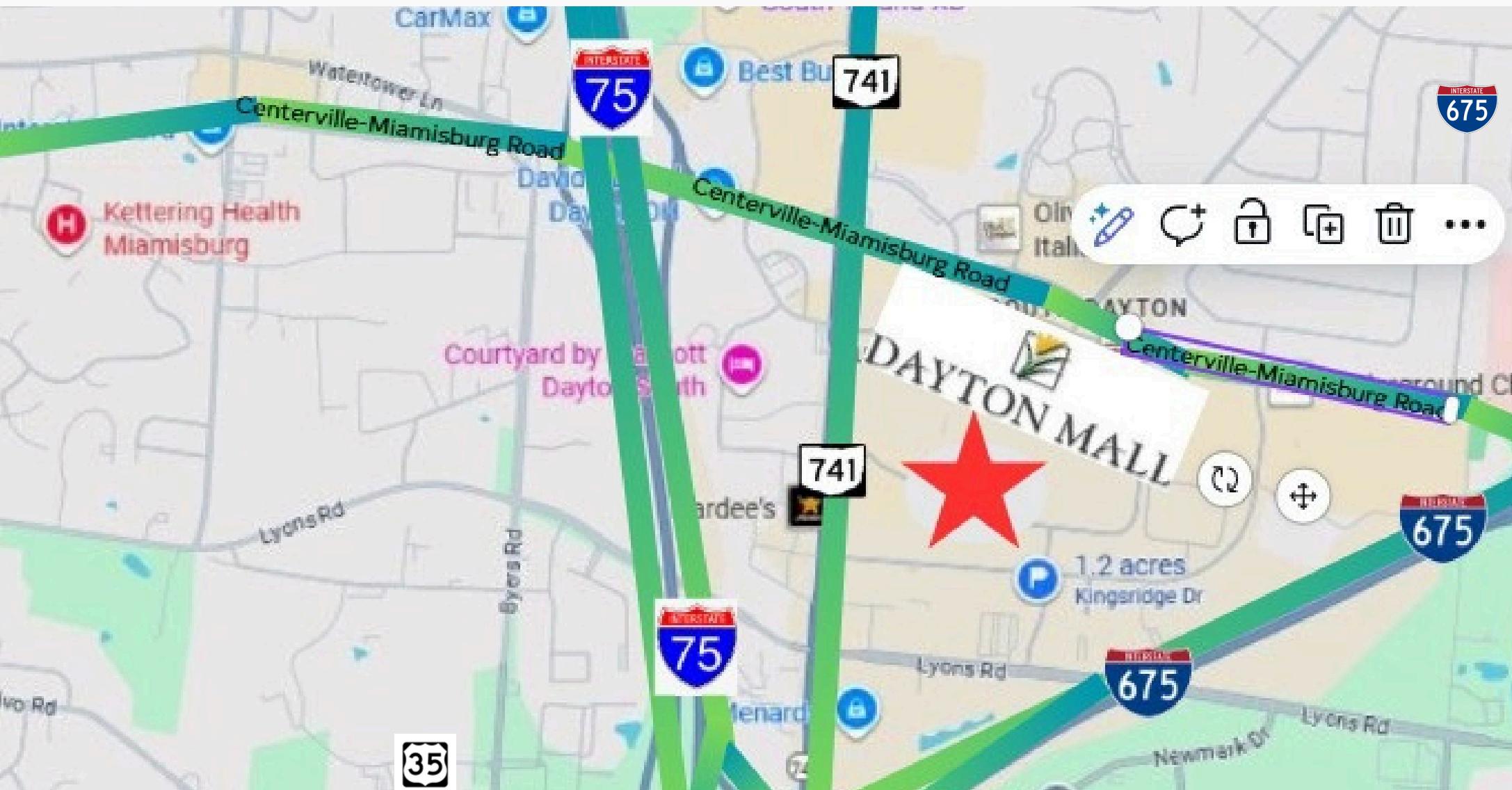
2023 Avg Household Income	\$91,392	\$102,687	\$89,577
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Housing & Income

2024 Medium Home Value

2024 Medium Home Value	\$213,945	\$224,254	\$193,057
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*Demographics provided by CoStar Group, www.costar.com, 2024 dataset





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