










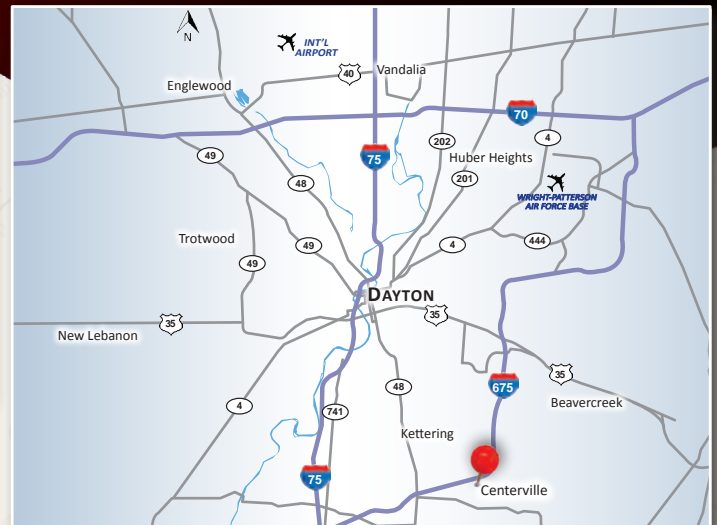
6242 Wilmington Pike, Dayton, OH 45440

## PROPERTY HIGHLIGHTS

-  3,214 SF Building Available For Sale
-  Long Ground Lease Term & Options Available for Sublease or Assignment
-  1.69 Acre Site in Front of Walmart Supercenter
-  ADT on Wilmington Pike is 27,442
-  Growing, Affluent Regional Trade Area
-  390' Frontage on Wilmington Pike
-  Built in 2023

## DEMOGRAPHICS

Year 2024	One Mile	Three Mile	Five Mile
Estimated Population	6,632	51,695	126,065
Median Income	\$99,625	\$94,363	\$97,897
Average HH Income	\$134,965	\$125,993	\$127,614
Daytime Population	2,951	17,687	45,869



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**HOME 2**  
SUITES BY HILTON

The Reserve  
at Sugarcreek  
Apartments

**OUTBACK**  
STEAKHOUSE

COOPER'S HAWK  
WINEY & RESTAURANTS  
**FIRST WATCH BIBIBOP**  
THE DAYTIME CAFE

Cornerstone  
Apartments

**COSTCO WHOLESALE** **Kroger** **Cabela's**

**Chick-fil-A**

**Cheddar's**  
SCRATCH KITCHEN

**TireDiscounters**  
**Bob Evans**  
**tropical CAFE**  
**Freddy's**  
**MORRIS**  
HOME FURNISHINGS

**Target**

**Marshalls**

**PETSMART**

**SUGARCREEK PLAZA**  
planet fitness **CHIPOTLE** **GNC LIVE WELL** Panera  
**SAVILLS** **KFC** **GREENWYLLIAMS** **COSMO PROF**  
**SportClips** **Michaels** **pop shelf**

Cornerstone of  
Centerville South  
Development

Miami Valley  
Hospital South

**Starbucks** **Arby's**  
**Freddy's** **McDonald's**  
**TACO BELL** **THE FRESH MARKET**

**SITE**

**DOLLAR TREE**

**Walmart**

**BUFFALO WILD WINGS**

Universal 1 Credit Union **Valvoline**  
**WesBanco**  
**FIFTH THIRD BANK**

**Streak Shack**

**O'Reilly**  
AUTO PARTS

**US FORT BANK**  
COMPANY

**ALDI**

**Staples**

**LOWE'S**

**KOHL'S**

**Advance Auto Parts**

**CHASE**

**Kroger**

**DUNKIN'**

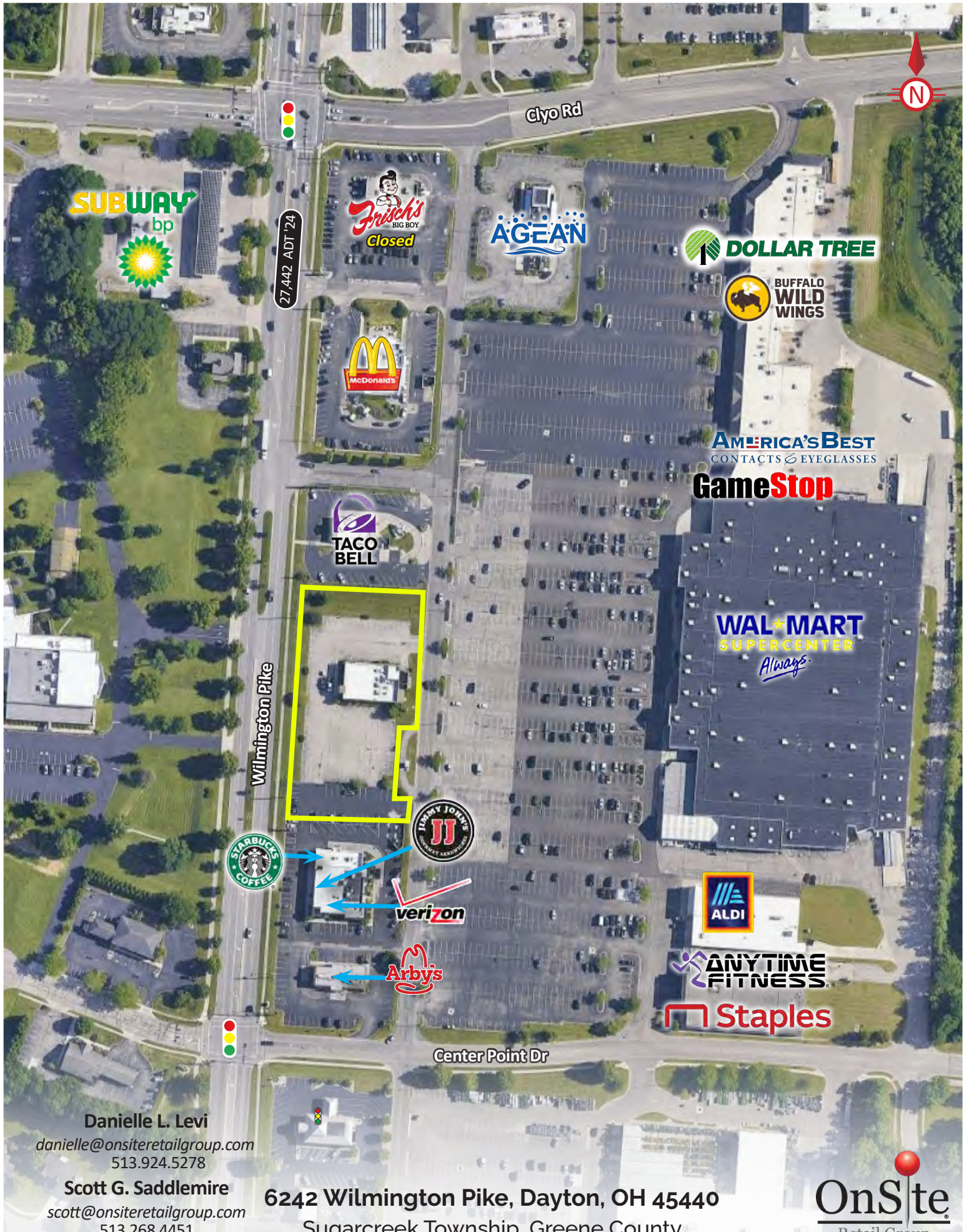
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**OnSite**  
Retail Group

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27,442 ADT '24



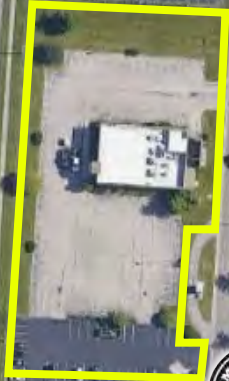
Clyo Rd



AMERICA'S BEST CONTACTS & EYEGLASSES



Wilmington Pike



Center Point Dr



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Wilmington Pike (Right-of-Way Varies)  
(60' R/W to Centerline - Public Street)

**27,442 ADT '24**

Taco Bell of America INC  
Vol 1247 Page 0188  
Lot 4  
SugarCreek Plaza II  
PB 24 PG 106-109  
0.6287 Acres

S 85°10'13" E 200.00'

**MONUMENT SIGNAGE**  
Rec. Box

Popeyes Louisiana Kitchen  
3,214 gross sf  
FH=977.50

**Cross Easement  
Parking Area - .36 Acre**

TP SugarCreek Plaza  
ORB 3685 Pg 327  
Lot 6-A-2  
PC 35 PG 186B-188  
27.5210A

Will Duma, LLC  
Vol 1834 Page 915  
Replat of Lot 5  
Lot 5-A  
SugarCreek Plaza II  
PC 34 PG 132B-133A  
(PB 26 PG 62-63)  
0.828 Acres

Montgomery County  
Greene County

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SugarCreek Township, Greene County



If this is not 24" by 36", it is a reduced print, scale accordingly

## Summary Profile

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



Lat/Lon: 39.6475/-84.1098

6242 Wilmington Pike Dayton, OH 45459	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	6,632	51,695	126,065
2029 Projected Population	6,517	52,162	126,821
2020 Census Population	7,158	51,707	127,809
2010 Census Population	6,269	48,667	121,655
Projected Annual Growth 2024 to 2029	-0.3%	0.2%	0.1%
Historical Annual Growth 2010 to 2024	0.4%	0.4%	0.3%
2024 Median Age	42.3	43.0	42.9
<b>Households</b>			
2024 Estimated Households	3,020	22,352	54,849
2029 Projected Households	2,980	22,448	54,966
2020 Census Households	3,010	22,177	54,956
2010 Census Households	2,635	20,905	52,238
Projected Annual Growth 2024 to 2029	-0.3%	-	-
Historical Annual Growth 2010 to 2024	1.0%	0.5%	0.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	82.6%	84.0%	83.6%
2024 Estimated Black or African American	7.7%	7.3%	7.2%
2024 Estimated Asian or Pacific Islander	4.1%	3.2%	3.8%
2024 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%
2024 Estimated Other Races	5.3%	5.4%	5.3%
2024 Estimated Hispanic	4.0%	3.9%	3.8%
<b>Income</b>			
2024 Estimated Average Household Income	\$134,965	\$125,993	\$127,614
2024 Estimated Median Household Income	\$99,625	\$94,363	\$97,897
2024 Estimated Per Capita Income	\$61,487	\$54,587	\$55,632
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.1%	0.9%	1.1%
2024 Estimated Some High School (Grade Level 9 to 11)	2.6%	1.9%	2.4%
2024 Estimated High School Graduate	14.8%	17.7%	17.5%
2024 Estimated Some College	16.3%	18.3%	18.9%
2024 Estimated Associates Degree Only	9.1%	9.8%	9.6%
2024 Estimated Bachelors Degree Only	29.5%	27.6%	26.3%
2024 Estimated Graduate Degree	26.6%	23.8%	24.1%
<b>Business</b>			
2024 Estimated Total Businesses	296	1,844	4,827
2024 Estimated Total Employees	2,951	17,687	45,869
2024 Estimated Employee Population per Business	10.0	9.6	9.5
2024 Estimated Residential Population per Business	22.4	28.0	26.1