

2278-2280 Grange Hall Rd.
Beavercreek, Ohio 45431

FOR LEASE
RETAIL/OFFICE SPACE



OTHER TENANTS:

- **Kings Table Bar and Grill**
- **Cousin Vinnys Pizza**
- **Quest Gymnastics**
- **The Great Escape Game**
- **Platinum Nail**
- **Fit Nutrition**
- **Jaime's Goodyear**

Lease Rate:
\$12.50-\$14.00/sq.ft.*
***no CAM charges**

1,050 & 3,800 sq.ft. Available
December 2023

Located in the Beavercreek Commerce Center on the corner of Kemp Rd and Grange Hall Rd. Spaces are currently combined but could be split into 1,050 and 3,800 sq.ft. Both spaces have kitchenette and separate bathrooms. 3,800 sq.ft. space has adjacent 1,200 sq.ft. garage that could be made available. Ample parking and a great location make it a perfect site for a retail, office, R&D space and many other uses.

No City Income Taxes!

TONY MILLER

937-903-8088

tmiller@hricommercial.com

2288 Grange Hall Rd. Beavercreek, OH 45431

HRICommercial.com

HRI
Commercial Realty

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as-is". The submission may be modified or withdrawn at any time by the property owner.

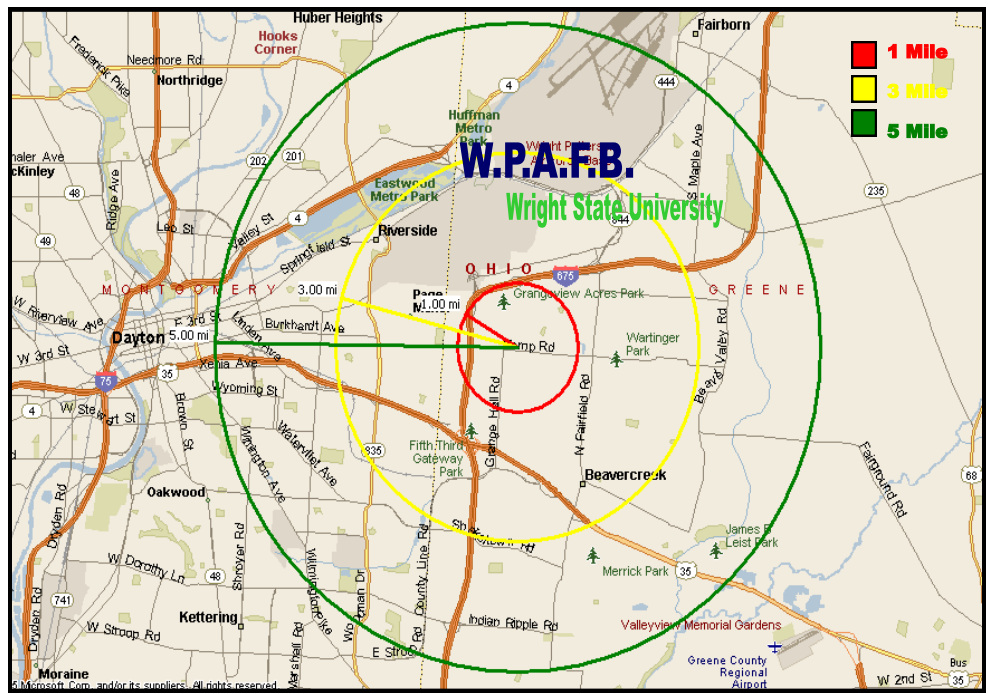
AREA MAPS

Beavercreek Commerce Center in Beavercreek, Ohio is a well maintained, well established 64,000 sq.ft. Neighborhood Center.

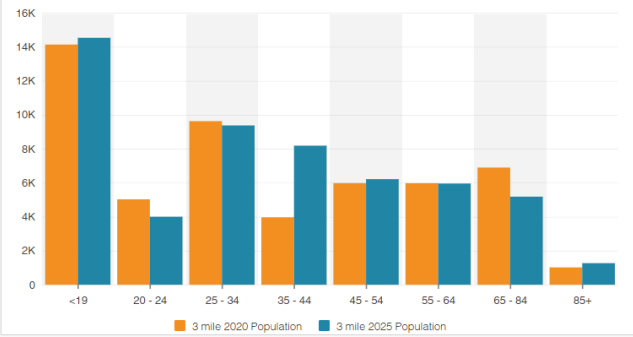
Located on the corner of two of the City's main thoroughfares, the corner of Grange Hall and Kemp Rd. Beavercreek Commerce Center is also in close proximity to Wright Patterson Air Force Base as well as the Mall at Fairfield Commons and surrounding retail businesses as well as Wright-State University and the E.J. Nutter Center (all less then 2 miles away). The center also has 1,500+ apartments/condos in less then a mile radius as well as numerous hotels and is less than 2 miles from



DEMOGRAPHICS



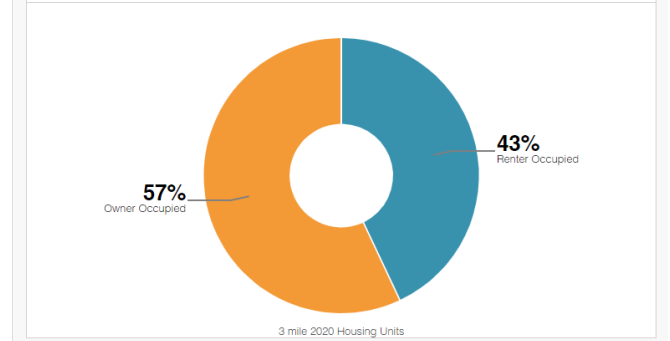
Population By Age



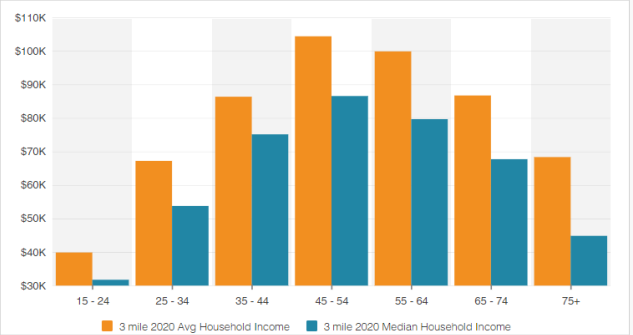
POPULATION	1 Mile	3 Mile	5 Mile
2010 Population	8,001	51,697	163,347
2020 Population	9,260	55,824	166,834
2025 Population Pro-	9,695	57,450	169,363

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2010 Households	3,332	20,477	67,574
2020 Households	3,888	22,151	68,781
2025 Household Pro-	4,076	22,801	69,785

Housing Occupancy



Household Income By Age



INCOME	1 Mile	3 Mile	5 Mile
Avg Household In-	\$95,235	\$82,993	\$74,211
Median Household	\$79,085	\$66,328	\$55,805