

RETAIL FOR LEASE

# CENTERVILLE SHOPPES

9130 - 9152 Dayton Lebanon Pike | Centerville, OH 45458



**CONFIDENTIAL - BUSINESS STILL OPERATING**

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**FOR LEASE:** 1,840 & 2,800 SF  
**FOR LEASE:** \$17.50 PSF + NNN

- Current restaurant space – 2,800 SF
- Current salon space – 1,840 SF
- Both suites available fall 2025
- Prime location in one of Centerville's most active retail zone with regional and national co-tenants driving constant foot traffic
- Located along Dayton Lebanon Pike, offering excellent visibility and high daily traffic counts
- Surrounded by dense residential neighborhoods with average income of \$135,929 within 5-mile radius
- Convenient access with ample parking and multiple points of ingress and egress

### TRAFFIC COUNTS:

- Dayton Lebanon Pike – 21,266 VPD
- Spring Valley Pike – 13,391 VPD



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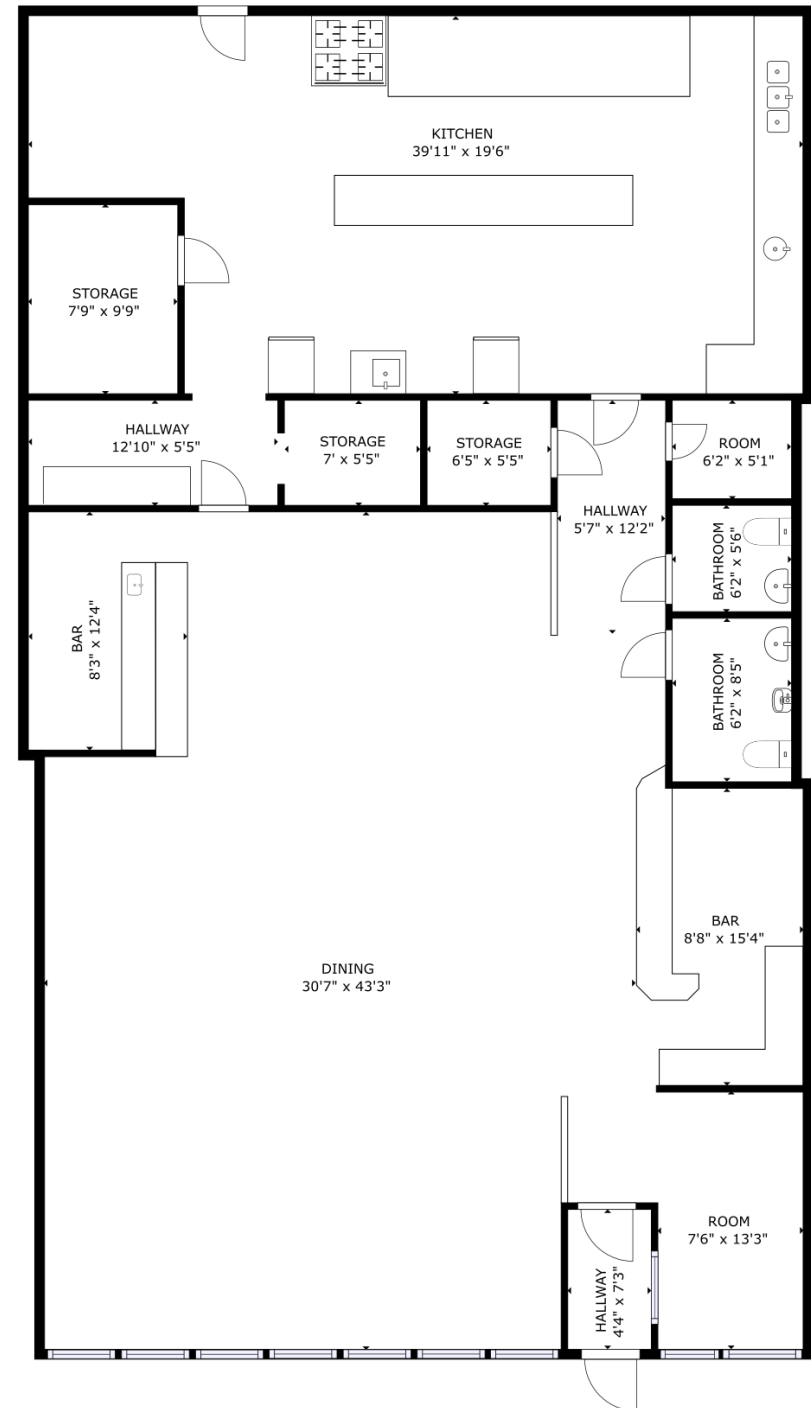
**FOR LEASE:**

2,800 SF

**FOR LEASE:**

\$17.50 PSF + NNN

VIEW VIRTUAL  
TOUR



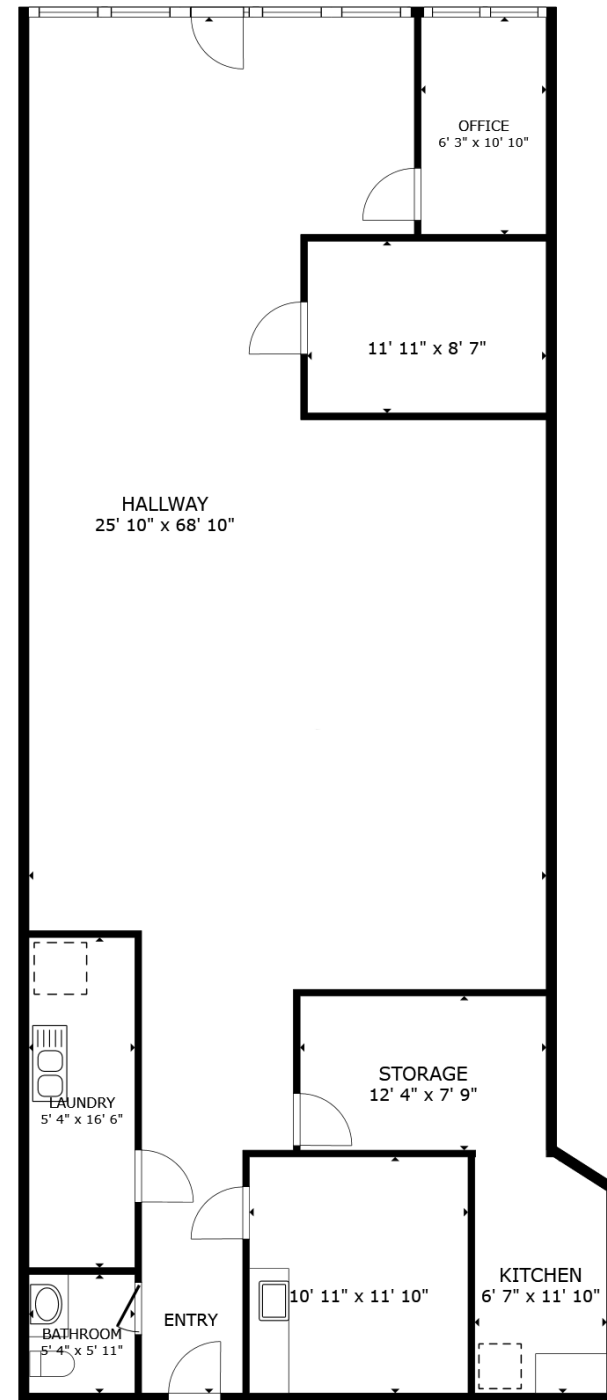
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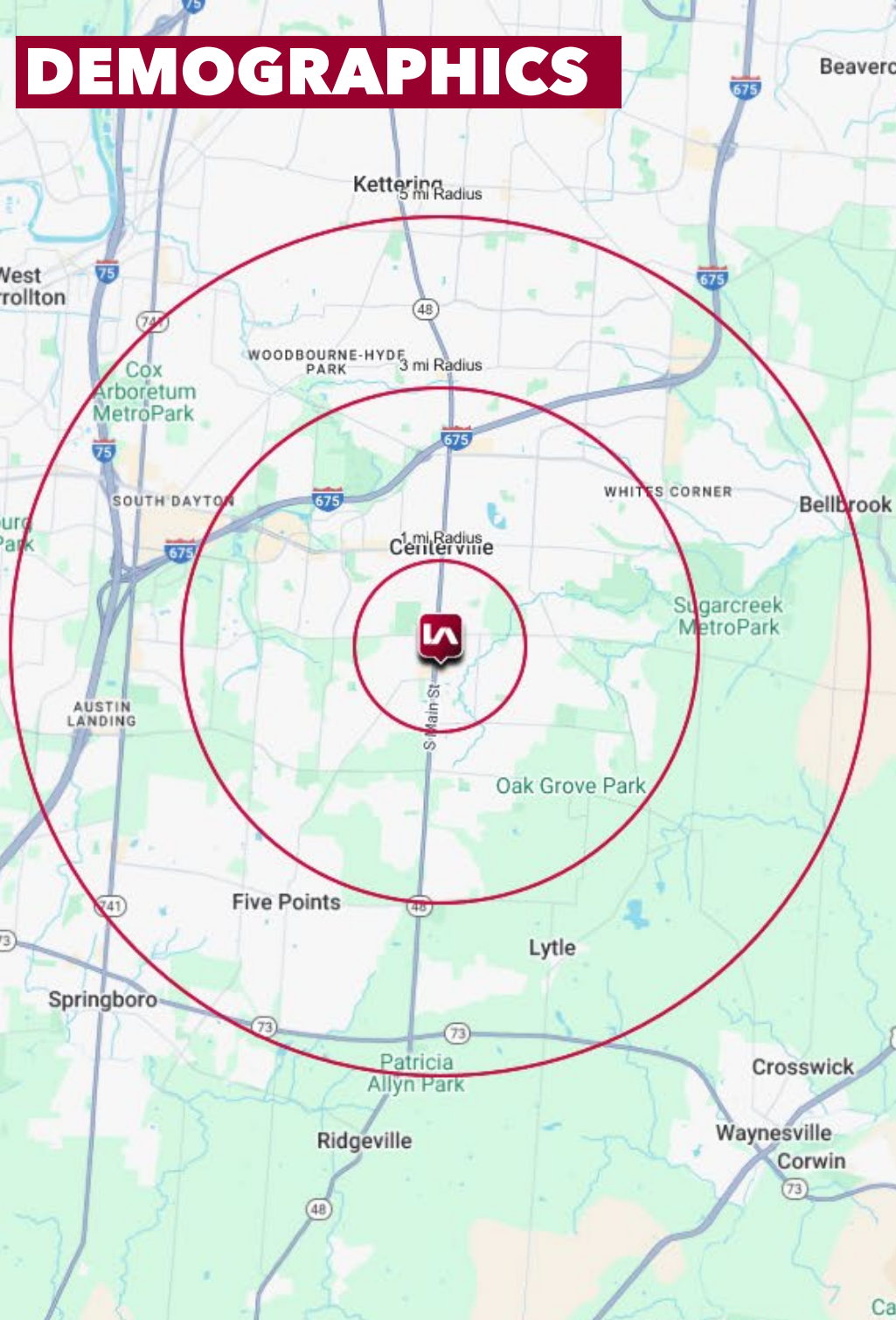




**Kroger**  
Marketplace  
Placer.ai  
**VISITS 1.9M**  
**RANKING:**  
**Ohio:**  
13/193  
**Nationwide:**  
25/1,229



# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	8,461	54,367	130,548
2029 Projected Population	8,639	55,413	132,088
2020 Census Population	8,826	53,943	131,736
2010 Census Population	8,341	48,009	119,451
Projected Annual Growth 2024 to 2029	0.4%	0.4%	0.2%
Historical Annual Growth 2010 to 2024	0.1%	0.9%	0.7%
HOUSEHOLDS			
2024 Estimated Households	3,749	22,882	55,534
2029 Projected Households	3,799	23,109	55,813
2020 Census Households	3,871	22,664	55,279
2010 Census Households	3,625	20,318	50,223
Projected Annual Growth 2024 to 2029	0.3%	0.2%	0.1%
Historical Annual Growth 2010 to 2024	0.2%	0.9%	0.8%
AGE			
2024 Est. Population Under 10 Years	12.8%	11.8%	11.8%
2024 Est. Population 10 to 19 Years	12.2%	12.8%	12.4%
2024 Est. Population 20 to 29 Years	10.4%	9.5%	11.0%
2024 Est. Population 30 to 44 Years	18.9%	18.6%	19.0%
2024 Est. Population 45 to 59 Years	17.3%	18.1%	17.9%
2024 Est. Population 60 to 74 Years	19.8%	18.5%	18.1%
2024 Est. Population 75 Years or Over	8.6%	10.8%	9.7%
2024 Est. Median Age	40.8	43.0	41.9
MARITAL STATUS & GENDER			
2024 Est. Male Population	47.2%	48.7%	49.0%
2024 Est. Female Population	52.8%	51.3%	51.0%
2024 Est. Never Married	23.9%	23.4%	24.4%
2024 Est. Now Married	55.7%	57.2%	56.6%
2024 Est. Separated or Divorced	14.3%	13.2%	13.0%
2024 Est. Widowed	6.0%	6.1%	6.0%
INCOME			
2024 Est. HH Income \$200,000 or More	16.1%	21.2%	17.6%
2024 Est. HH Income \$150,000 to \$199,999	7.7%	13.1%	11.2%
2024 Est. HH Income \$100,000 to \$149,999	20.3%	17.5%	17.8%
2024 Est. HH Income \$75,000 to \$99,999	11.0%	12.6%	13.8%
2024 Est. HH Income \$50,000 to \$74,999	14.0%	13.6%	15.1%
2024 Est. HH Income \$35,000 to \$49,999	10.9%	8.3%	9.6%
2024 Est. HH Income \$25,000 to \$34,999	6.0%	4.3%	5.4%
2024 Est. HH Income \$15,000 to \$24,999	9.2%	5.2%	4.8%
2024 Est. HH Income Under \$15,000	4.8%	4.4%	4.6%
2024 Est. Average Household Income	\$120,260	\$147,049	\$135,929
2024 Est. Median Household Income	\$89,402	\$114,759	\$104,609
2024 Est. Per Capita Income	\$53,368	\$62,030	\$57,929
2024 Est. Total Businesses	271	2,387	4,829
2024 Est. Total Employees	2,085	21,072	52,477