Westown Shopping Center

4277- 4389 W. Third Street, Dayton, OH, 45417



Real Estate Development Since 1922



Emily Waterman

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www.skilkengold.com

HIGHLIGHTS

- 3,600 and 7,500 SF suites ideal for wide range of uses
- 0.60 AC available for ground lease or build-to-suit
- 37,200 vehicles per day (13,000 on W. Third; 24,200 on Gettysburg)
- Westown's transit hub is Dayton's second busiest, servicing over 3.1 million riders per year
- Dense trade area with more than 137,000 residents within 5 miles
- Range of suite sizes ideal for a wide variety of users



Population

2025 Estimated

3 mile 5 mile 10 mile 52,838 138,800 470,749

2030 Projected

3 mile 5 mile 10 mile 52,491 138,810 466,828

Median Age

2025 Estimated

3 mile 5 mile 10 mile 36.2 36.0 38.6

Income

2025 Average Household Income

3 mile 5 mile 10 mile \$56,486 \$70,894 \$88,585

Households

2025 Estimated

3 mile 5 mile 10 mile 21,059 55,958 202,041

2030 Projected

3 mile 5 mile 10 mile 20,668 55,143 198,150

DEMOGRAPHICS

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Westown Shopping Center serves as the dominant retail center in densely populated West Dayton.

Across the street is the Dayton VA Medical Campus. 2 Minutes away is the Wright Brothers Factory, a 54 ac redevelopment site currently home to the new West Dayton Public Library.

Join key tenants Family Dollar, Montgomery County, USPS, and Oak Street Health.

Available Space for Lease





Westown Shopping Center 4277- 4389 W. Third Street, Dayton, OH, 45417		Unit	Tenant	Unit	Tenant	Unit	Tenant
		4329	CVS Pharmacy	4271	Oak Street Health	4237	H&R Block
		4323	U.S. Post Office	4263	Boost Mobile	4235	Cricket Wireless
LEASING INFORMATION Emily Waterman 614.342.6618 ewaterman@skilkengold.com		4317	Metro PCS	4259	Mirrah Image	4233	Available - 3,600 SF
		4315	Pizza Hut/Wing Street	4257	Dayton Children's Dental	4227	Shoe Trend
		4303	Montgomery County E.O.C.				
		4297	Rent-A-Center			Outparcel	
		4291	Rainbow Apparel	4253	Family Dollar	Kiosk	PNC Bank - ATM
KEY	Available Leased	4287	Available - 7,500 SF	4245	CitiTrends	As Shown	O'Reilly Auto Parts
	Available With Notice	4279	Essence Beauty	4239	City Gear	4389	0.60 AC

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