

Westtown Shopping Center

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



Emily Waterman
614-342-6618
ewaterman@skilkengold.com
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)
- Westtown'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

Westown Shopping Center

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



Real Estate Development Since 1922



Emily Waterman

614-342-6618

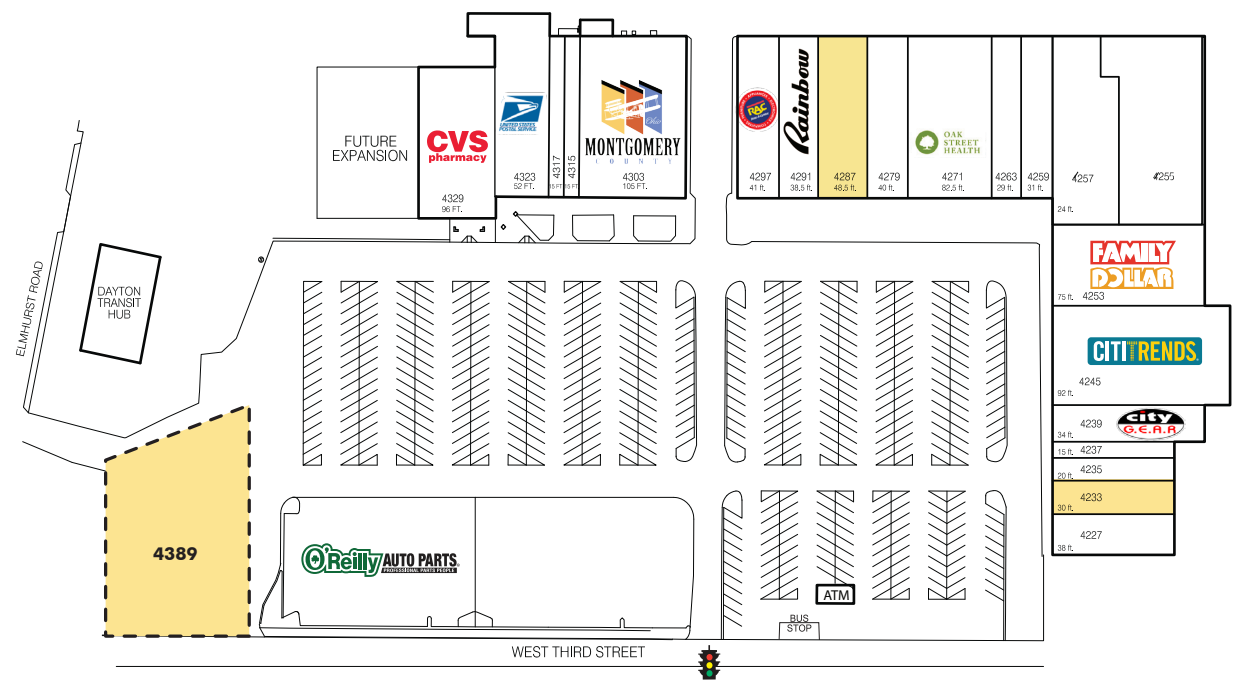
ewaterman@skilkengold.com

www.skilkengold.com

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.



Westtown Shopping Center

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



Emily Waterman
614-342-6618
ewaterman@skilkengold.com
www.skilkengold.com

