








**RIVER DISTRICT  
WEST CARROLLTON**

**1100-1190 E. DIXIE DR, WEST CARROLLTON, OH 45449**

Year 2023	3 Mile	5 Mile	7 Mile
Estimated Population	46,346	138,125	292,380
Median Income	\$74,047	\$77,044	\$70,973
Average HH Income	\$105,599	\$109,099	\$95,930
Households	20,611	60,146	127,151

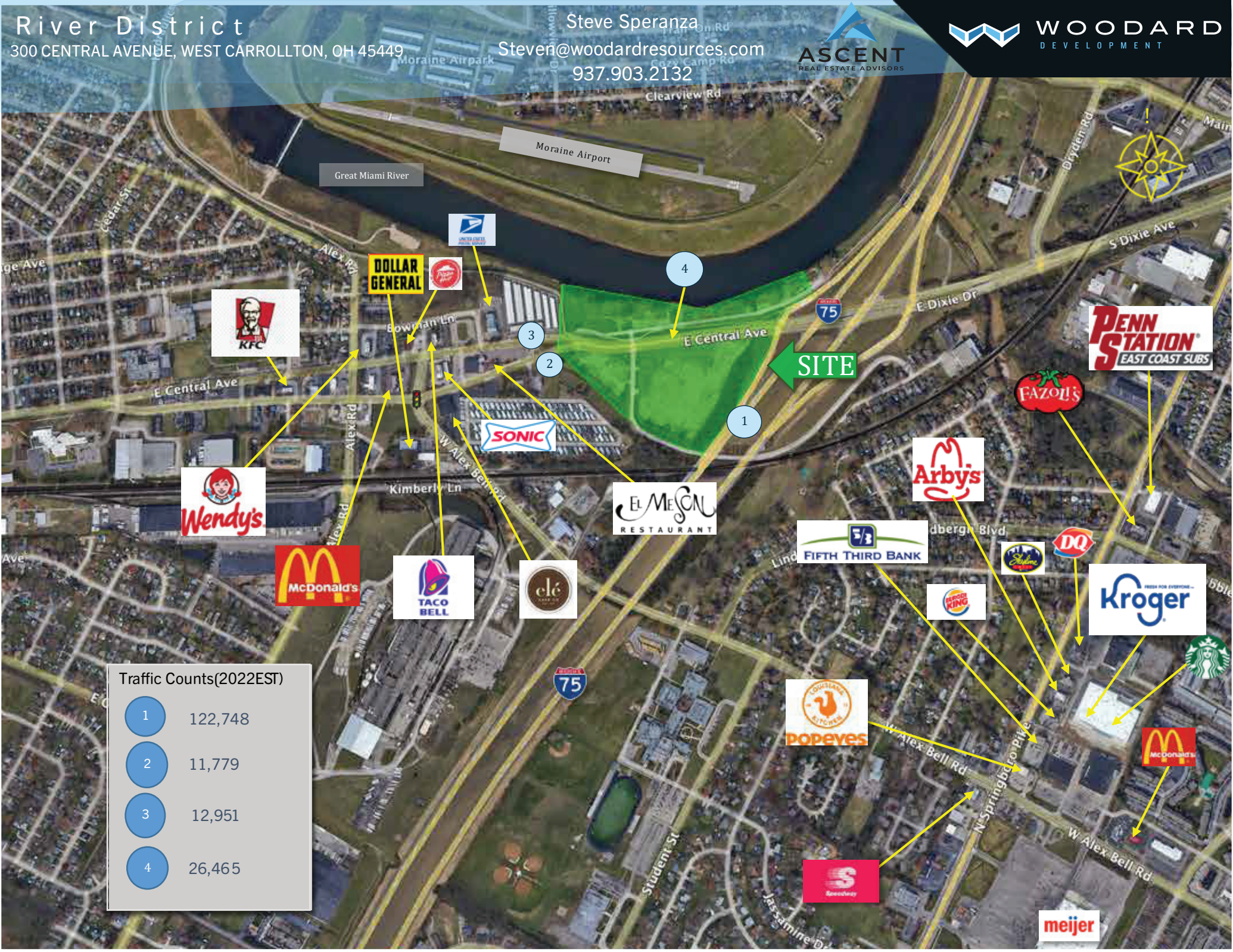
**PROPERTY HIGHLIGHTS**

-  Newly available highway infill site
-  First available highway interchange south of Dayton's urban core.
-  The Great Miami River proximity provides a platform for destination entertainment uses
-  25-acre redevelopment site near Marina Drive with direct access points to the Great Miami River
-  Over 2,000' of frontage on riverfront and over 1,000' of frontage on Central Avenue with direct access to I-75
-  Daily commuter traffic on both I-75 with 122,748 AADT and Dixie Highway with 23,629 AADT
-  Convenient access to Downtown Dayton, University of Dayton, Premier Health Main Campus, Sinclair Community College and Kettering Medical Center



**Steve Speranza**  
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Traffic Counts(2022EST)

1	122,748
2	11,779
3	12,951
4	26,465



# River District

300 CENTRAL AVENUE, WEST CARROLLTON, OH 45449

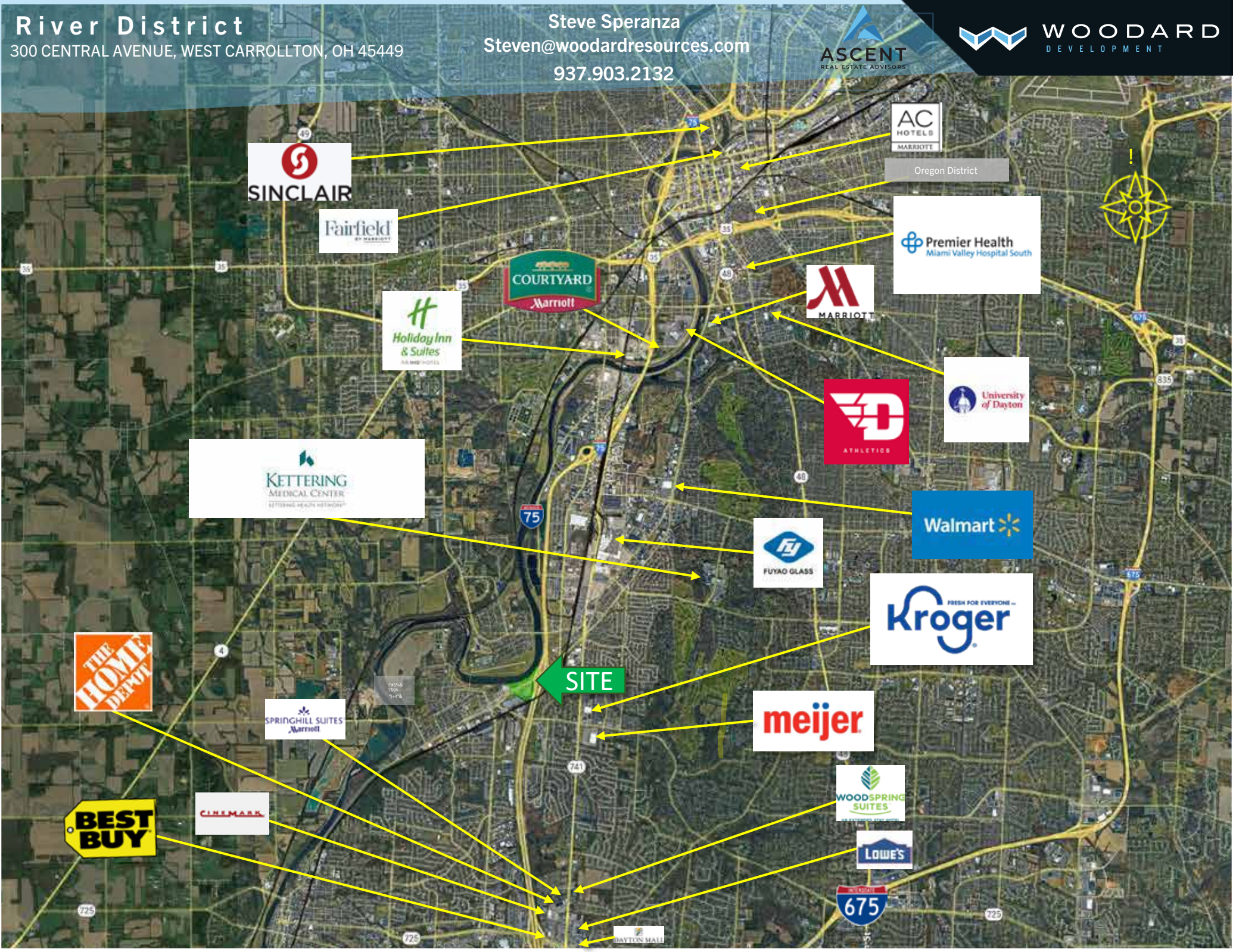
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WOODARD  
DEVELOPMENT

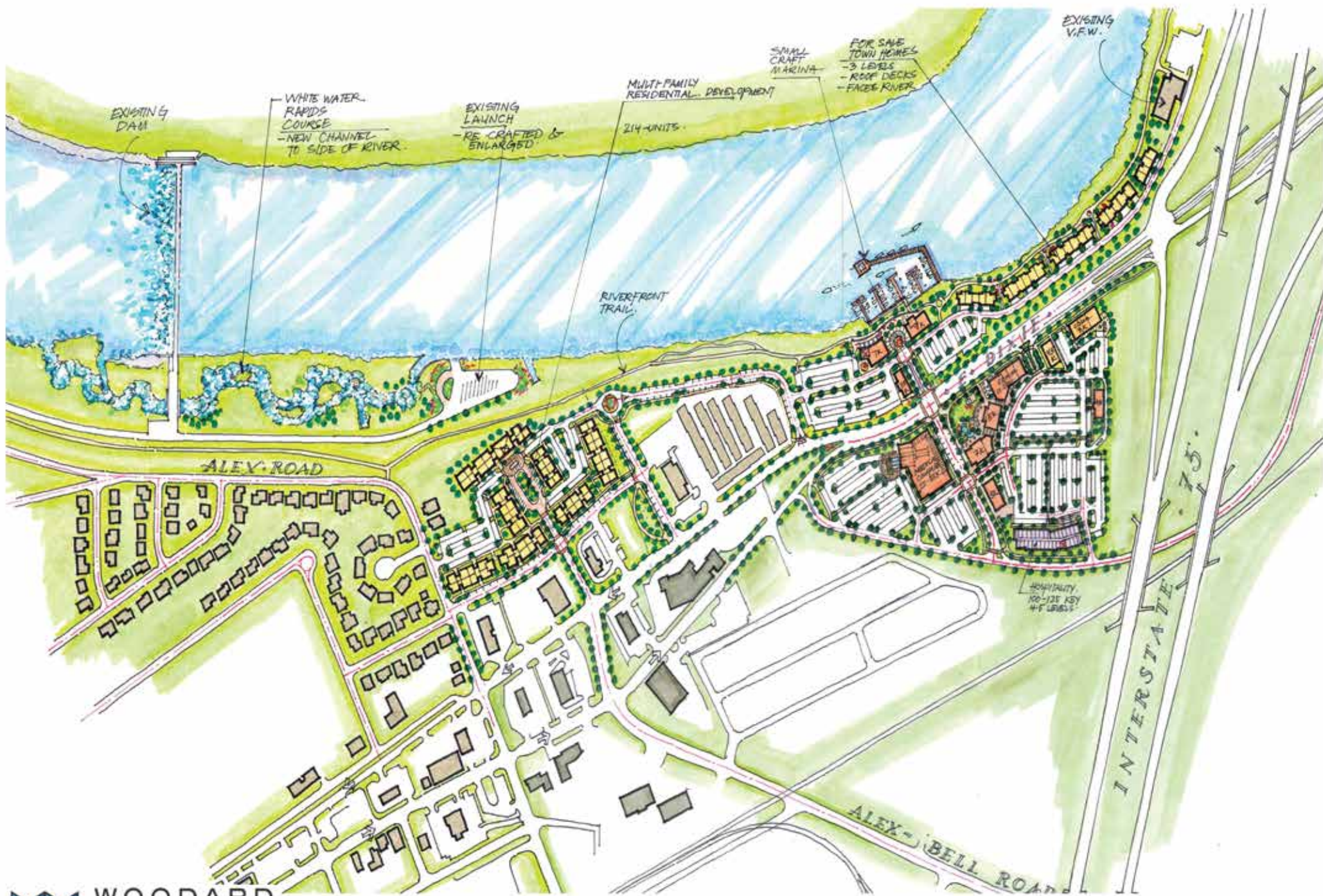


**SITE**

Oregon District







 WOODARD  
DEVELOPMENT



# RIVER DISTRICT

WEST CARROLLTON, OH

MAY 2022

 Paresi  
DESIGN STUDIO





THE GREAT MIAMI RIVER

FUTURE TOWNHOMES

EAST DIXIE DRIVE

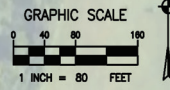
EAST CENTRAL AVENUE

MARINA DRIVE

I-75 SOUTH

I-75 NORTH

SOUTH DIXIE DRIVE



**CONCEPT**  
NOT FOR CONSTRUCTION

RIVER DISTRICT - WEST CARROLLTON CONCEPTUAL SITE PLAN  
AUGUST 30, 2024

# West Carrollton Demographics

2010-2020 Census, 2022 Estimates with 2027 Projections  
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.6808/-84.2308

<b>5441 Marina Dr</b>			<b>1 mi radius</b>		<b>3 mi radius</b>		<b>5 mi radius</b>	
<b>Dayton, OH 45449</b>								
<b>Population</b>								
Estimated Population (2022)			5,540		46,834		146,438	
Trade Area Size			3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>								
Estimated Households (2022)			2,592		20,693		62,179	
<b>Average Household Income</b>								
Estimated Average Household Income (2022)			\$47,344		\$89,478		\$88,246	
<b>Median Household Income</b>								
Estimated Median Household Income (2022)			\$45,530		\$66,550		\$68,893	
<b>Occupation (2022)</b>								
White Collar Workers	1,060	43.4%	13,303	58.2%	44,908	64.2%		
Blue Collar Workers	1,382	56.6%	9,549	41.8%	25,039	35.8%		
<b>Total Annual Consumer Expenditure (2022)</b>								
Total Household Expenditure			\$109.2M		\$1.33B		\$3.97B	
Total Non-Retail Expenditure			\$57.62M		\$703.27M		\$2.1B	
Total Retail Expenditure			\$51.58M		\$627.67M		\$1.87B	
Apparel			\$3.74M		\$46.6M		\$139.28M	
Contributions			\$3.35M		\$43.94M		\$131.14M	
Education			\$2.84M		\$39.48M		\$118.79M	
Entertainment			\$5.96M		\$75.21M		\$224.76M	
Food and Beverage			\$16.33M		\$195.68M		\$583.74M	
Furnishings and Equipment			\$3.72M		\$46.74M		\$139.69M	
Gifts			\$2.48M		\$32.92M		\$98.4M	
Health Care			\$9.64M		\$113.64M		\$338.19M	
Household Operations			\$4.21M		\$52.45M		\$156.54M	
Miscellaneous Expenses			\$2.06M		\$25.27M		\$75.44M	
Personal Care			\$1.46M		\$17.86M		\$53.35M	
Personal Insurance			\$704.25K		\$9.37M		\$53.35M	
Reading			\$238.1K		\$2.93M		\$8.74M	
Shelter			\$23.22M		\$280.17M		\$836.6M	
Tobacco			\$775.08K		\$8.13M		\$24.03M	
Transportation			\$19.83M		\$241.9M		\$721.47M	
Utilities			\$8.62M		\$98.66M		\$293.22M	