



GREENE CROSSING - BEAVERCREEK, OH

4388 - 4490 Indian Ripple Road, Beavercreek, OH 45440

2 Suites Available
1,900 SF and 2,099 SF For LEASE



Property Details:

- Regional shopping center directly off I-675
- Junior anchors, On Par Entertainment and Vital Combat Team, opened in 2023
- Across from "The Greene" lifestyle center, which receives 5+ million annual visitors (per Placer.ai)

Surrounding retailers include:



Demographics:

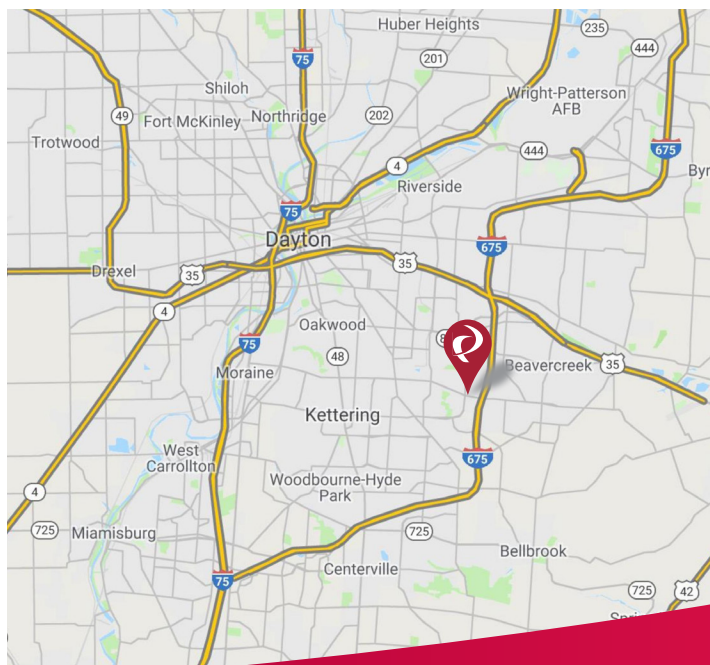
2025 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	8,361	63,358	187,486	515,714
Households	3,930	27,837	79,569	219,962
Average HH Income	\$99,467	\$105,319	\$113,989	\$102,024
Total No. of Employees	3,668	25,054	56,366	209,817

Traffic Counts:

	ADT
Indian Ripple Road	39,238 ADT Inrix 2023
I-675 at Indian Ripple Road	69,040 ADT Inrix 2024

Contact: Zachary Schunn

513.489.3343 x5
zschunn@edgegp.com



LET US GIVE YOU AN EDGE



128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

GREENE CROSSING - BEAVERCREEK, OH
 4388 - 4490 Indian Ripple Road, Beavercreek, OH 45440



128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

GREENE CROSSING - BEAVERCREEK, OH

4388 - 4490 Indian Ripple Road, Beaver Creek, OH 45440

Suite	Tenant	Area (SF)
4388	Romeo's Pizza	1,584
4392	Sims-Lohman	2,483
4396	Jimmy John's	1,350
4400	Drayer Physical Therapy	2,200
4404	VIP Wireless	1,800
4408	AVAILABLE	1,900
4412	Good Feet	1,805
4416	SportClips	2,000
4428	Sola Salon Studios	6,875
4436	AVAILABLE	2,099
4448	Toasted Brunch Bar & Cafe	5,001
4464	On Par Entertainment	33,000
4468	Vital Combat Team	8,300
4470	Sake Japanese Steak House	4,802
4472-74	Classy Nails	10,464



GREENE CROSSING - BEAVERCREEK, OH

4388 - 4490 Indian Ripple Road, Beaver Creek, OH 45440



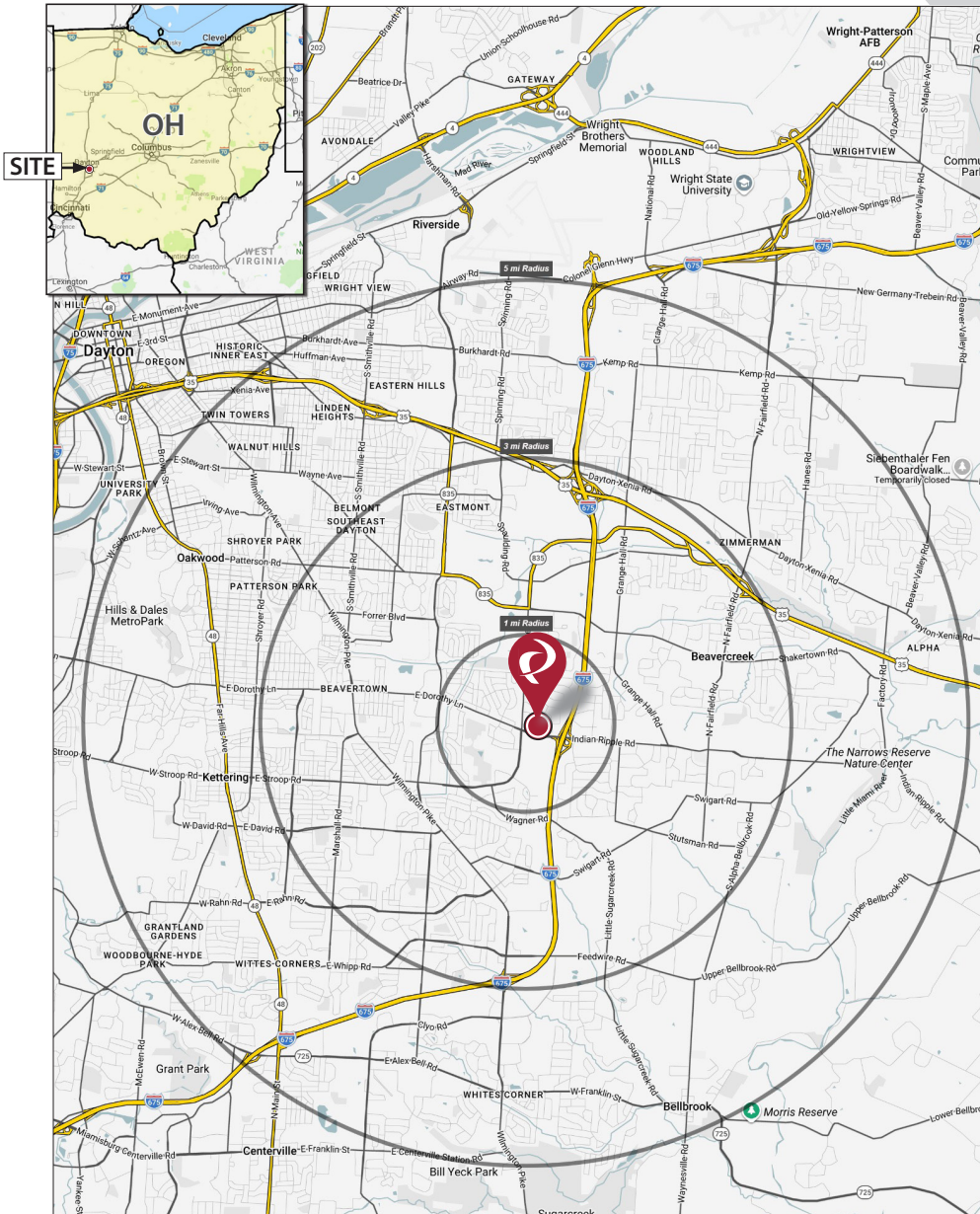
128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

GREENE CROSSING - BEAVERCREEK, OH

4388 - 4490 Indian Ripple Road, Beavercreek, OH 45440

Market Map and Demographics



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.6969/-84.1009

4388 Indian Ripple Rd Dayton, OH 45440	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	8,361	63,358	187,486	515,714
2030 Projected Population	8,283	64,237	188,395	518,714
2020 Census Population	8,600	63,299	187,485	504,276
2010 Census Population	8,479	60,806	181,076	494,581
Projected Annual Growth 2025 to 2030	-0.2%	0.3%	-	0.1%
Historical Annual Growth 2010 to 2025	-	0.3%	0.2%	0.3%
2025 Median Age	38.7	40.2	39.9	38.5
Households				
2025 Estimated Households	3,930	27,837	79,569	219,962
2030 Projected Households	3,970	28,476	80,640	223,418
2020 Census Households	3,907	27,619	79,277	212,550
2010 Census Households	3,885	26,529	76,232	205,348
Projected Annual Growth 2025 to 2030	0.2%	0.5%	0.3%	0.3%
Historical Annual Growth 2010 to 2025	-	0.3%	0.3%	0.5%
Race and Ethnicity				
2025 Estimated White	83.8%	83.3%	82.1%	72.8%
2025 Estimated Black or African American	5.5%	7.5%	8.0%	17.1%
2025 Estimated Asian or Pacific Islander	4.4%	3.2%	3.4%	3.6%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%	0.2%
2025 Estimated Other Races	6.2%	5.8%	6.3%	6.3%
2025 Estimated Hispanic	4.7%	4.1%	4.8%	4.6%
Income				
2025 Estimated Average Household Income	\$99,467	\$105,319	\$113,989	\$102,024
2025 Estimated Median Household Income	\$87,174	\$86,545	\$91,828	\$81,444
2025 Estimated Per Capita Income	\$46,865	\$46,344	\$48,593	\$43,724
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	1.9%	1.5%	1.6%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	5.0%	3.2%	3.3%	4.8%
2025 Estimated High School Graduate	21.5%	21.7%	20.4%	23.8%
2025 Estimated Some College	21.1%	21.6%	21.5%	21.2%
2025 Estimated Associates Degree Only	12.6%	10.6%	10.1%	10.0%
2025 Estimated Bachelors Degree Only	20.9%	22.7%	22.9%	20.8%
2025 Estimated Graduate Degree	17.0%	18.7%	20.3%	17.2%
Business				
2025 Estimated Total Businesses	371	2,016	5,673	17,528
2025 Estimated Total Employees	3,668	25,054	56,366	209,817
2025 Estimated Employee Population per Business	9.9	12.4	9.9	12.0
2025 Estimated Residential Population per Business	22.5	31.4	33.0	29.4

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Page 1 of 1

GREENE CROSSING - BEAVERCREEK, OH

4388 - 4490 Indian Ripple Road, Beavercreek, OH 45440



Contact:
Zachary Schunn

513.489.3343 x5
zschunn@edgegp.com

128 East Second Street
Suite B
Covington, KY 41011
513.489.3343
edgegp.com

LET US GIVE YOU AN EDGE



128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.