

# FOR LEASE

# OAK CREEK MARKETPLACE

1040 Miamisburg Centerville Road, Washington Township, OH 45459



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**AVAILABLE:** 1,819 SF

**PRICING:** \$35.00 PSF + \$9.25 PSF NNN

## PROPERTY INFORMATION:

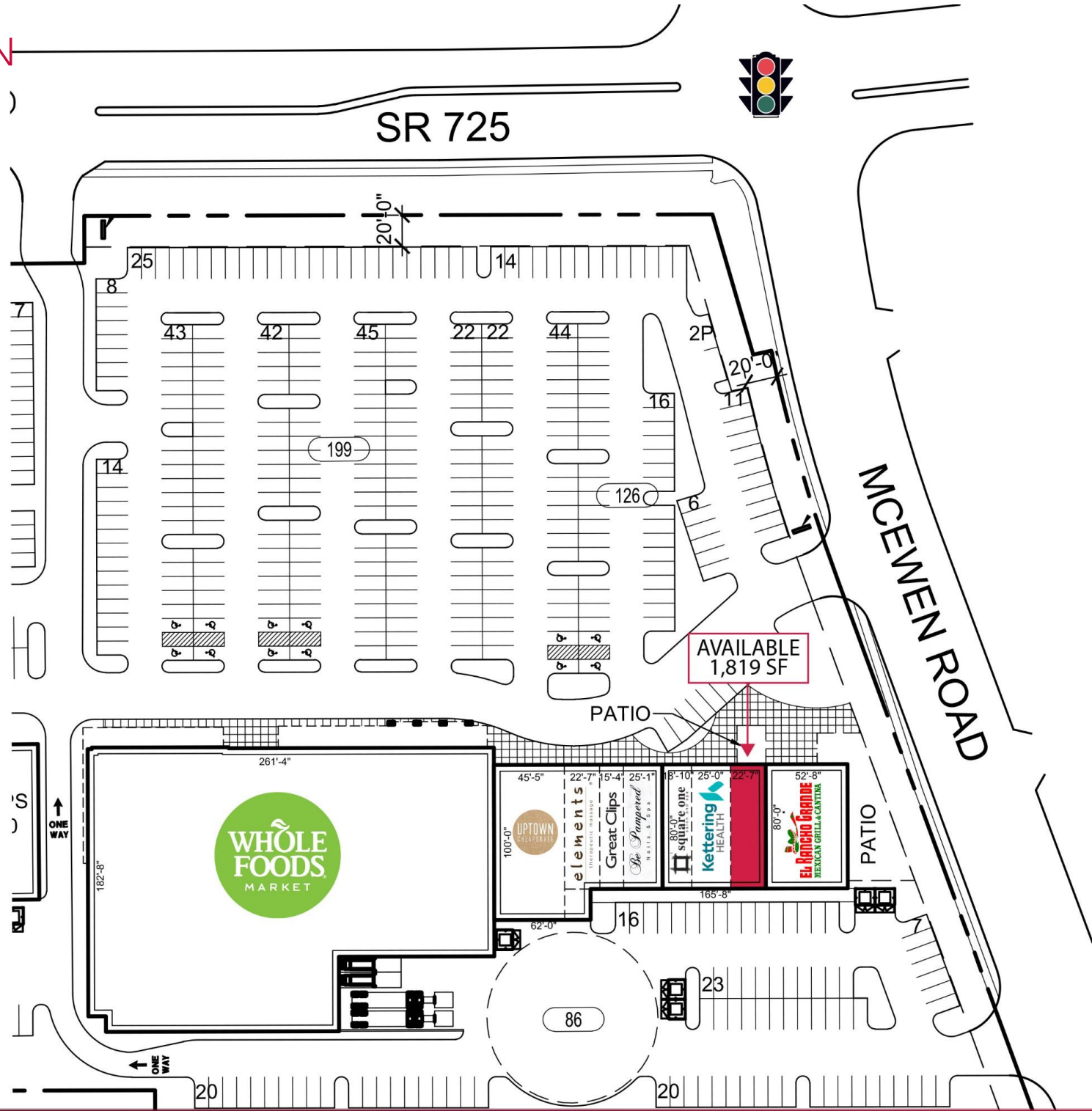
- Restaurant space with hood
- 120/280V 3 phase 400 amp electrical
- Connection to common grease trap in place
- Whole Foods anchored retail center
- Corner traffic light access
- Dayton's strongest retail market
- Close proximity to I-675 and I-75

## TRAFFIC COUNTS:

- Miamisburg Centerville Road- 25,500 VPD
- McEwen Road- 7,448 VPD

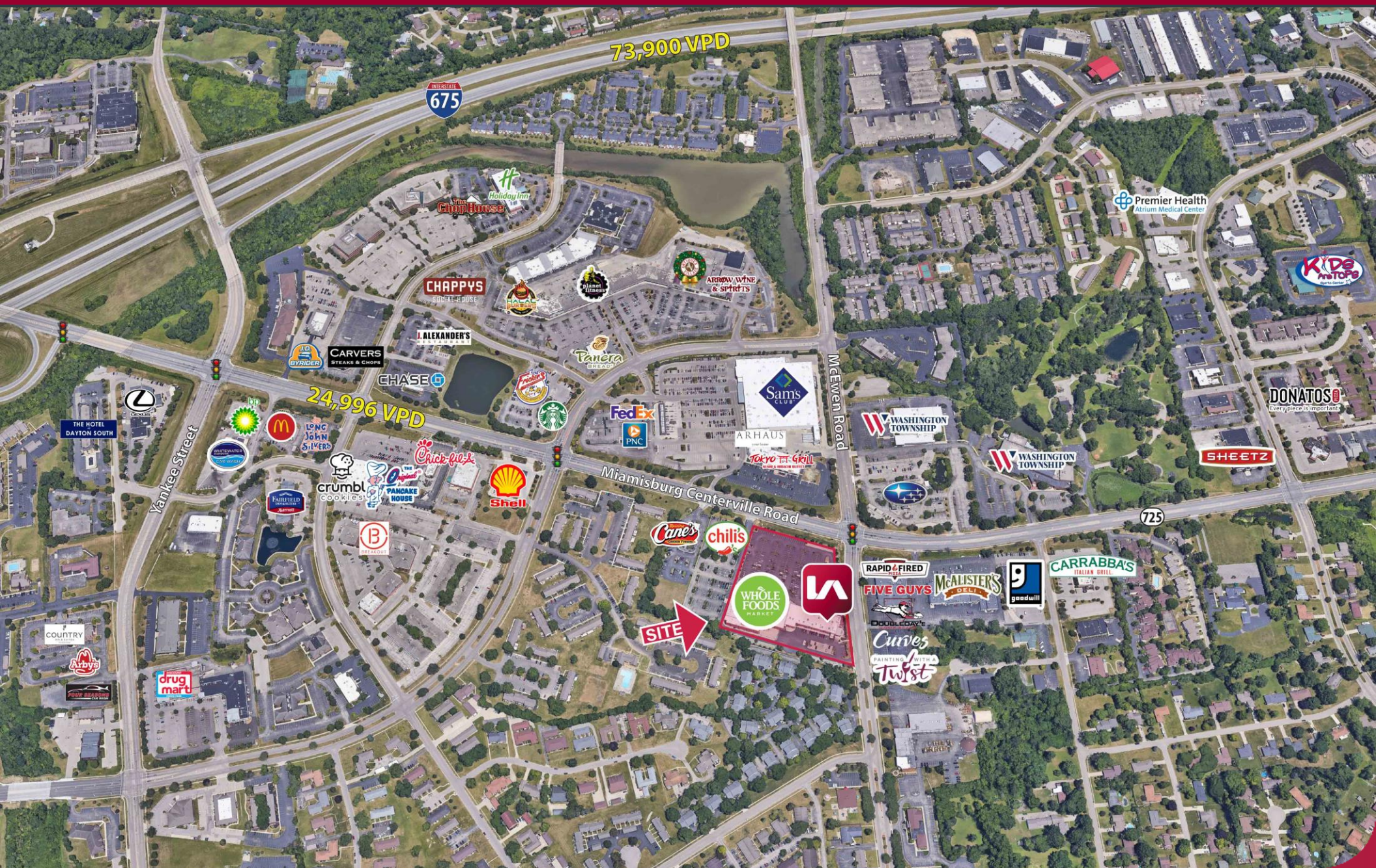


SITE PLAN



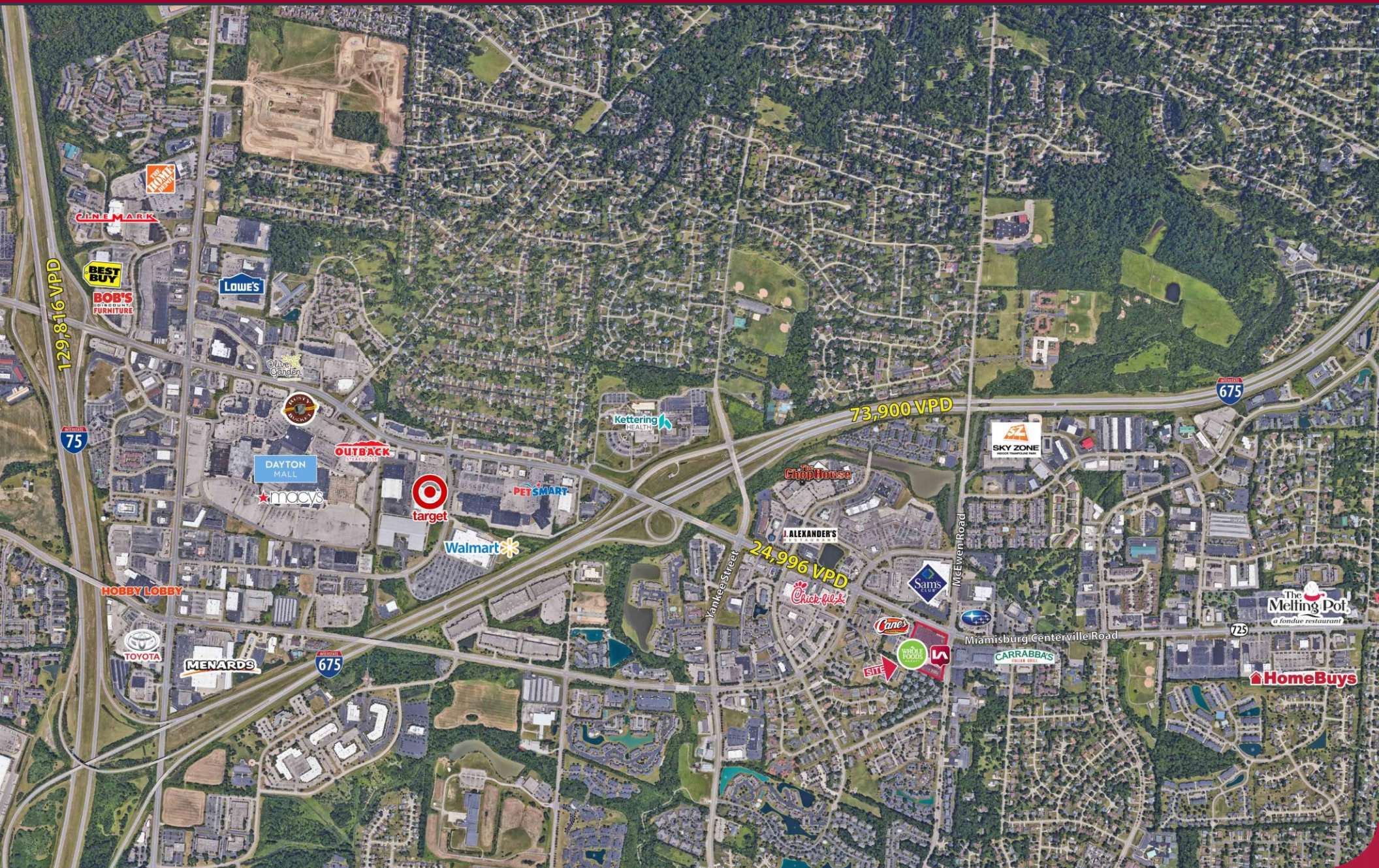


# AERIAL OAK CREEK MARKETPLACE

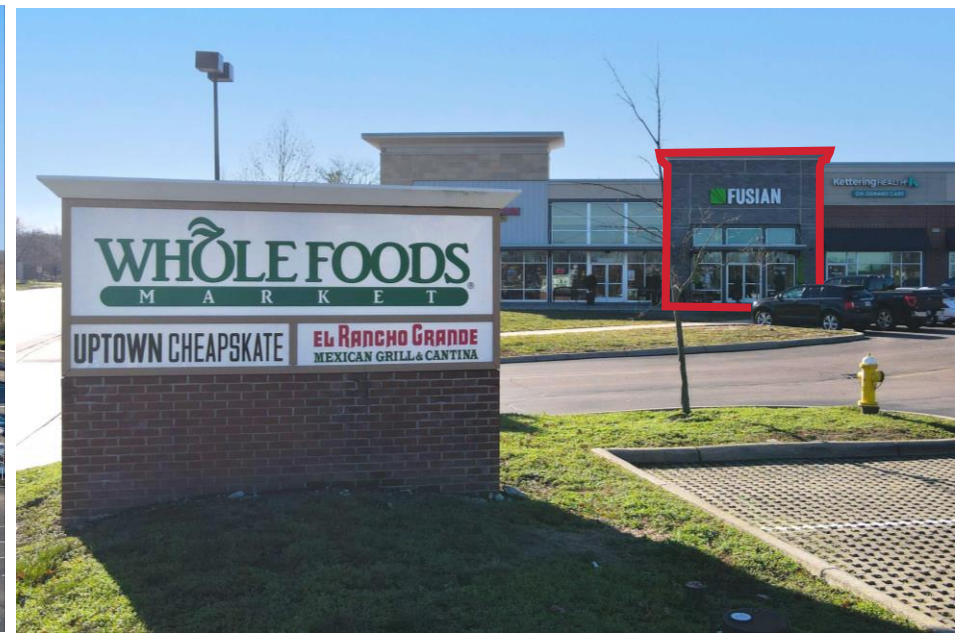




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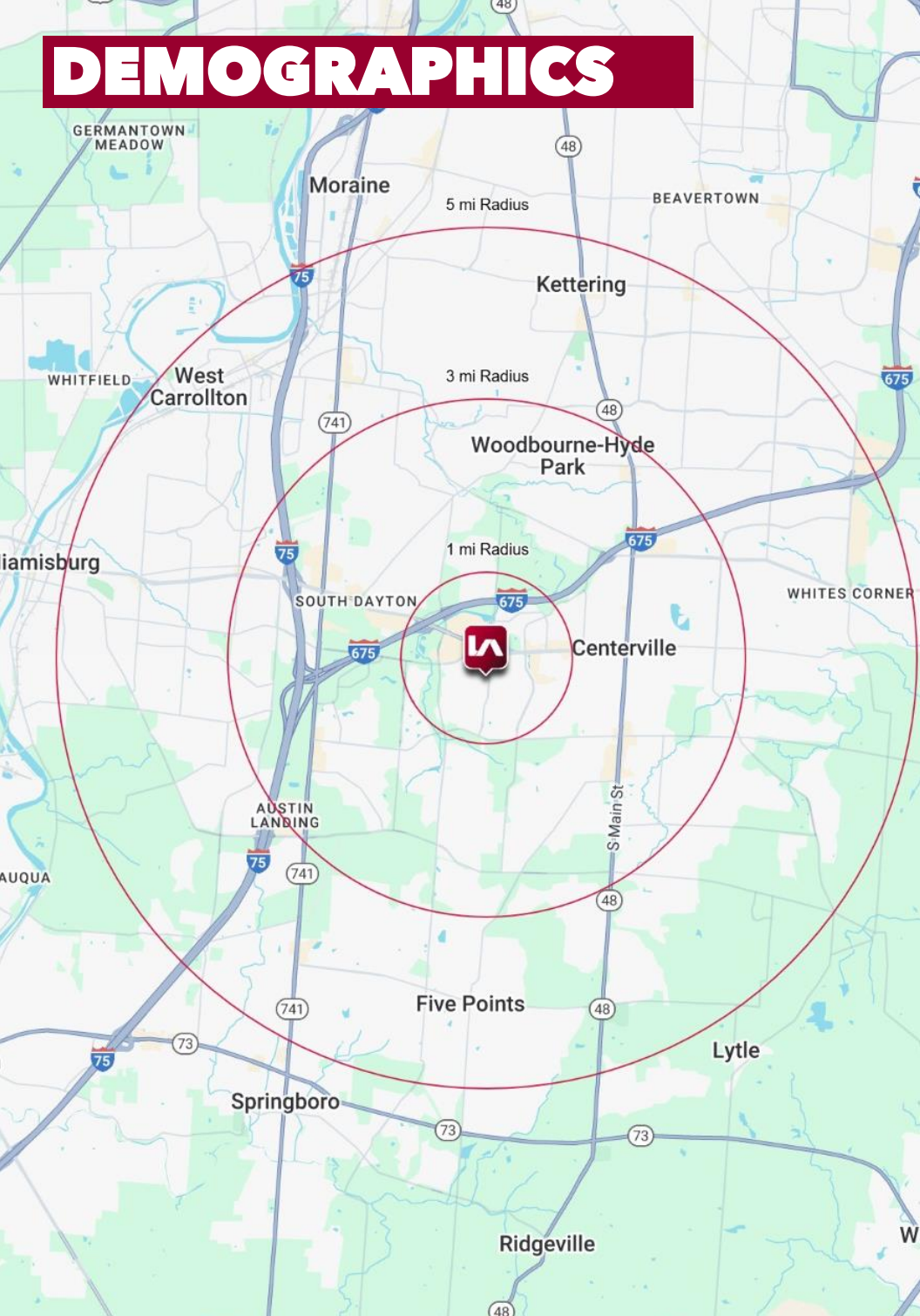








# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2024 Estimated Population	7,548	58,194	161,575
2029 Projected Population	7,454	58,196	162,609
2020 Census Population	7,666	59,913	164,355
2010 Census Population	7,465	55,564	154,110
Projected Annual Growth 2024 to 2029	-0.2%	-	0.1%
Historical Annual Growth 2010 to 2024	-	0.3%	0.3%
<b>HOUSEHOLDS</b>			
2024 Estimated Households	3,805	26,454	70,484
2029 Projected Households	3,709	26,077	70,078
2020 Census Households	3,813	26,545	70,438
2010 Census Households	3,678	24,495	65,687
Projected Annual Growth 2024 to 2029	-0.5%	-0.3%	-0.1%
Historical Annual Growth 2010 to 2024	0.2%	0.6%	0.5%
<b>AGE</b>			
2024 Est. Population Under 10 Years	11.0%	11.4%	11.6%
2024 Est. Population 10 to 19 Years	11.4%	11.5%	12.0%
2024 Est. Population 20 to 29 Years	12.4%	12.4%	11.3%
2024 Est. Population 30 to 44 Years	19.7%	18.9%	18.9%
2024 Est. Population 45 to 59 Years	17.7%	17.0%	17.7%
2024 Est. Population 60 to 74 Years	18.5%	18.0%	18.3%
2024 Est. Population 75 Years or Over	9.3%	10.7%	10.1%
2024 Est. Median Age	40.4	41.8	42.0
<b>MARITAL STATUS &amp; GENDER</b>			
2024 Est. Male Population	46.7%	48.8%	48.9%
2024 Est. Female Population	53.3%	51.2%	51.1%
2024 Est. Never Married	33.4%	27.2%	26.1%
2024 Est. Now Married	42.1%	50.7%	52.9%
2024 Est. Separated or Divorced	18.7%	15.3%	14.7%
2024 Est. Widowed	5.8%	6.7%	6.3%
<b>INCOME</b>			
2024 Est. HH Income \$200,000 or More	8.5%	12.2%	11.9%
2024 Est. HH Income \$150,000 to \$199,999	11.5%	10.8%	9.9%
2024 Est. HH Income \$100,000 to \$149,999	17.1%	17.8%	17.7%
2024 Est. HH Income \$75,000 to \$99,999	14.9%	13.9%	15.5%
2024 Est. HH Income \$50,000 to \$74,999	18.5%	17.6%	17.1%
2024 Est. HH Income \$35,000 to \$49,999	13.3%	10.8%	10.7%
2024 Est. HH Income \$25,000 to \$34,999	4.2%	6.4%	6.9%
2024 Est. HH Income \$15,000 to \$24,999	6.6%	5.3%	5.3%
2024 Est. HH Income Under \$15,000	5.4%	5.2%	5.1%
2024 Est. Average Household Income	\$99,905	\$118,580	\$116,130
2024 Est. Median Household Income	\$82,678	\$91,872	\$90,352
2024 Est. Per Capita Income	\$50,374	\$54,047	\$50,775
2024 Est. Total Businesses	794	3,014	5,711
2024 Est. Total Employees	7,647	35,823	64,966