

## AVAILABLE FOR LEASE OR BTS

### PROPERTY HIGHLIGHTS

- ±1-acre outparcel available for ground lease or build-to-suit
- 1,600 SF - 4,566 SF retail spaces available for lease
- Kroger anchored shopping center with strong co-tenancy with national and regional retailers, including Rural King and Planet Fitness.
- Prime location with immediate access to I-70
- Surrounded by top retailers, including Target, Kroger, Lowe's, Hobby Lobby, Kohl's, Dick's, Burlington, Rural King, Big Sandy Superstore, Ashley Furniture, Marshall's and more.
- Dense restaurant corridor, featuring Texas Roadhouse, Roosters, McDonald's, Starbucks, 7 Brew, Five Guys, Arby's, Bibibop, Raising Cane's, Buffalo Wild Wings, Chick-fil-A, and Panera Bread
- High traffic exposure with Old Troy Pike exceeding 25,000 vehicles per day (VPD)

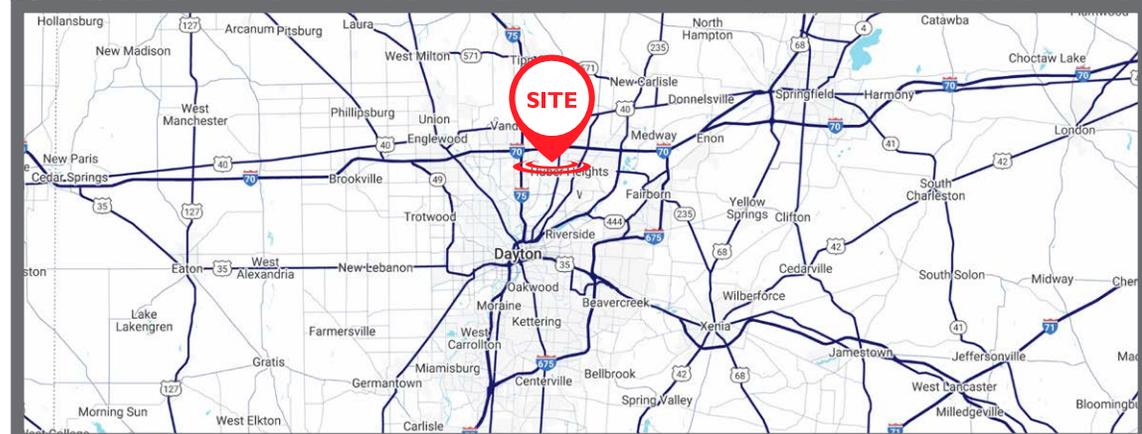


### TRAFFIC COUNTS

- 25,644 (25) VPD: Old Troy Pike
- 66,038 (25) VPD: I-70

### 2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	9,849	47,706	89,971
<b>HOUSEHOLDS</b>	4,027	18,954	36,814
<b>AVG HH INCOME</b>	\$94,459	\$99,839	\$99,962
<b>EMPLOYEES</b>	3,209	12,163	32,111



### CONTACT

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# Waynetowne Plaza

7603-7747 TROY PIKE | HUBER HEIGHTS, OH 45424

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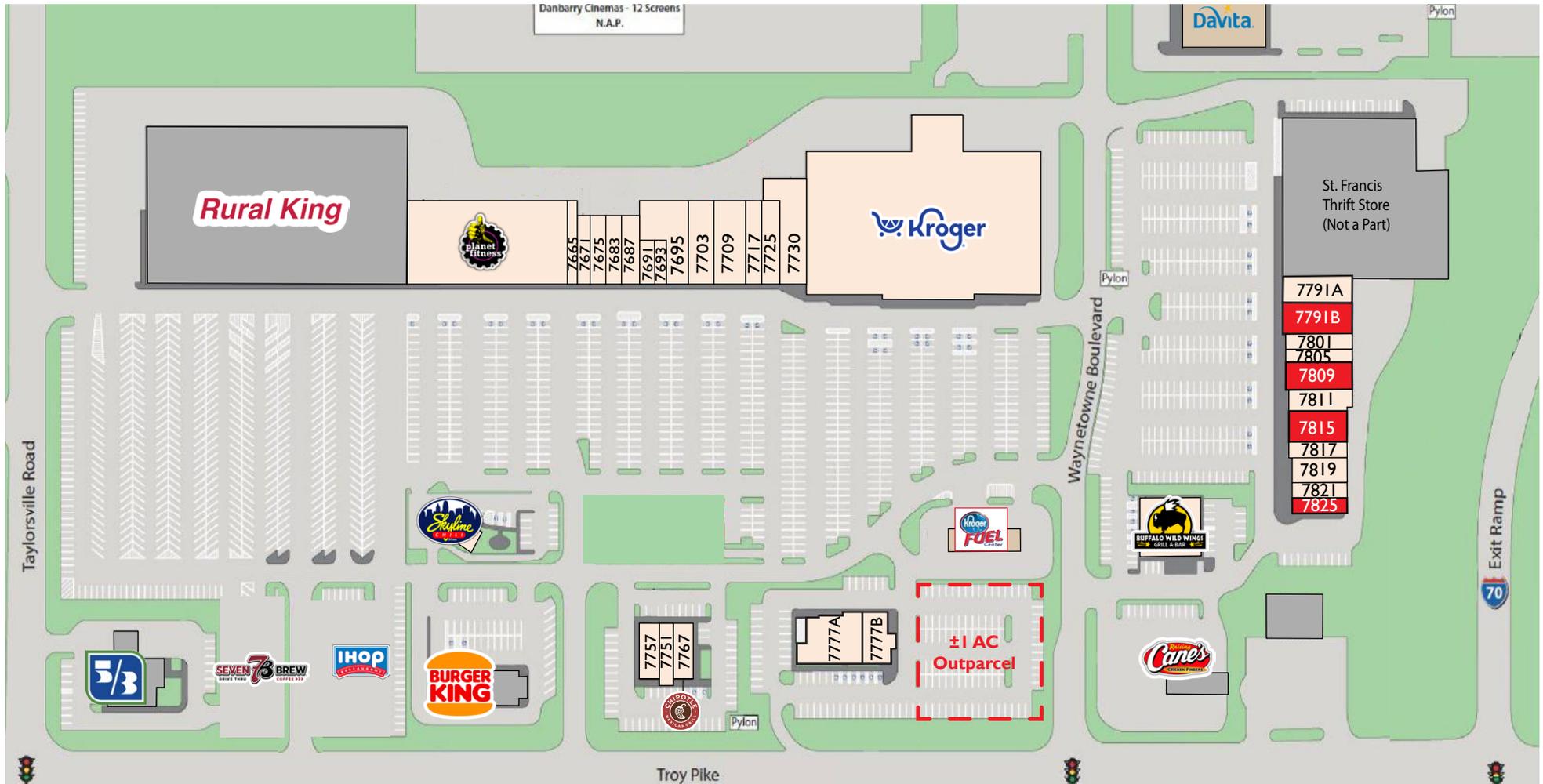
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SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.	SUITE	TENANT	SQ. FT.
7603	Skyline Chili	2,415	7695	Tandoor Indian & Pizza	4,567	7767	Chipotle	2,343	7811	Watson's of Dayton	2,550
7635	Planet Fitness	24,000	7703	Nail XPO	3,700	7770	DeVita Dialysis	10,000	<b>7815</b>	<b>AVAILABLE</b>	<b>3,400</b>
7665	Boba Tea	1,400	7709	LA Tan	4,500	7777	Spectrum	4,036	7817	Subway	1,700
7671	H&R Block	1,760	7717	One Main Financial	2,500	7783	Five Guys	2,355	7819	Drayer PT	2,800
7675	Star Childrens Boutique	2,000	7725	Adecco USA, Inc	2,525	7791A	Dayton Dental Group	3,400	7821	Dyer, Garofalo, etal	1,600
7683	Card Swarm	2,000	7730	Sherwin Williams	5,925	<b>7791B</b>	<b>AVAILABLE</b>	<b>4,566</b>	<b>7825</b>	<b>AVAILABLE</b>	<b>1,600</b>
7687	Community Choice	2,400	7747	Kroger	69,133	7801	Resources MFG	1,900	7875	Buffalo Wild Wings	6,000
7691	Blooming Bouquet	1,190	7751	Wild Birds Unlimited	1,948	7805	Vapor Kings	2,000	<b>0</b>	<b>OUTPARCEL AVAILABLE</b>	<b>±1 AC</b>
7693	The Heights Barber Shop	1,140	7757	Red Wing Shoes	1,660	<b>7809</b>	<b>AVAILABLE</b>	<b>3,600</b>			

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