



## KETTERING CROSSING

2801-2841 Wilmington Pike, Kettering, OH 45419

1,400 SF - 5,865 SF Available FOR LEASE  
10,160 SF FOR SALE



### Property Details:

- In high-profile Kettering suburb of Dayton, OH
- Restaurant end-cap available 1/31/2020 - can be demised
- Street frontage and visibility from high-traffic Wilmington Pike, 18,500 ADT (ODOT 2018)
- Contact agent for sale price

Many national-brand retailers within 1/2 mile, including:



### Demographics:

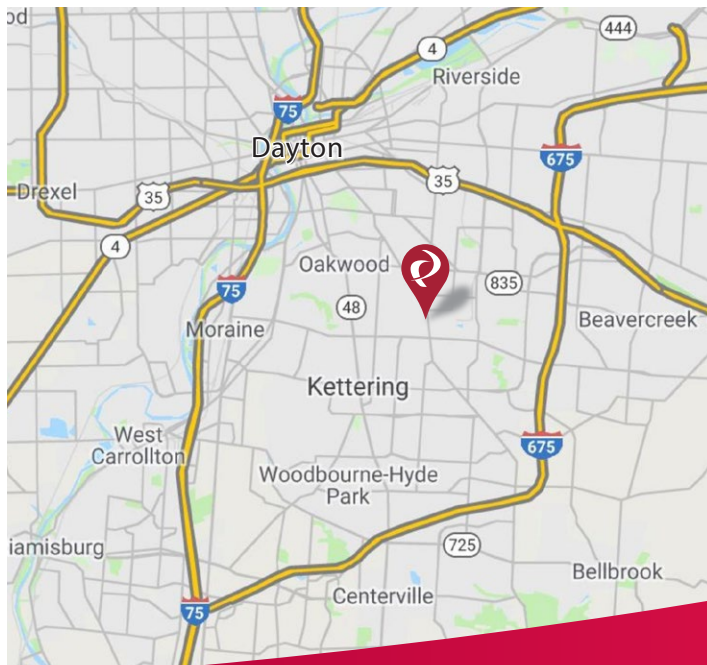
2018 Estimates	1 Mile	3 Mile	5 Mile
Population	11,749	98,355	205,051
Households	5,622	44,539	91,031
Average Household Income	\$65,206	\$77,720	\$77,678
Total Number of Employees	5,576	50,377	163,683

### Traffic Counts: (ODOT 2018)

	ADT
Wilmington Pike	18,500
E Dorothy Lane, West of Wilmington Pike	24,200
E Dorothy Lane, East of Wilmington Pike	25,600

### Contact: Zachary Schunn

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



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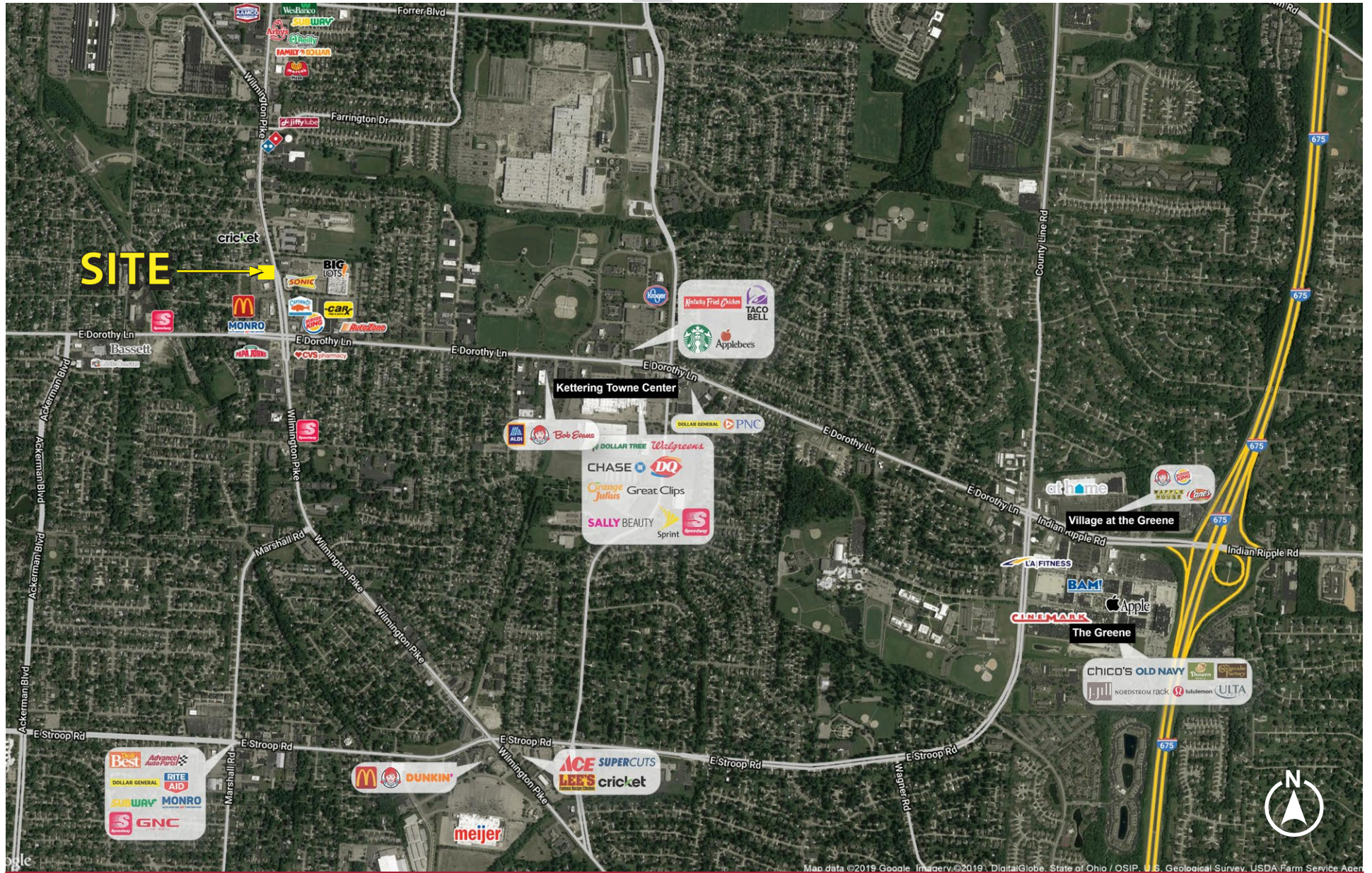
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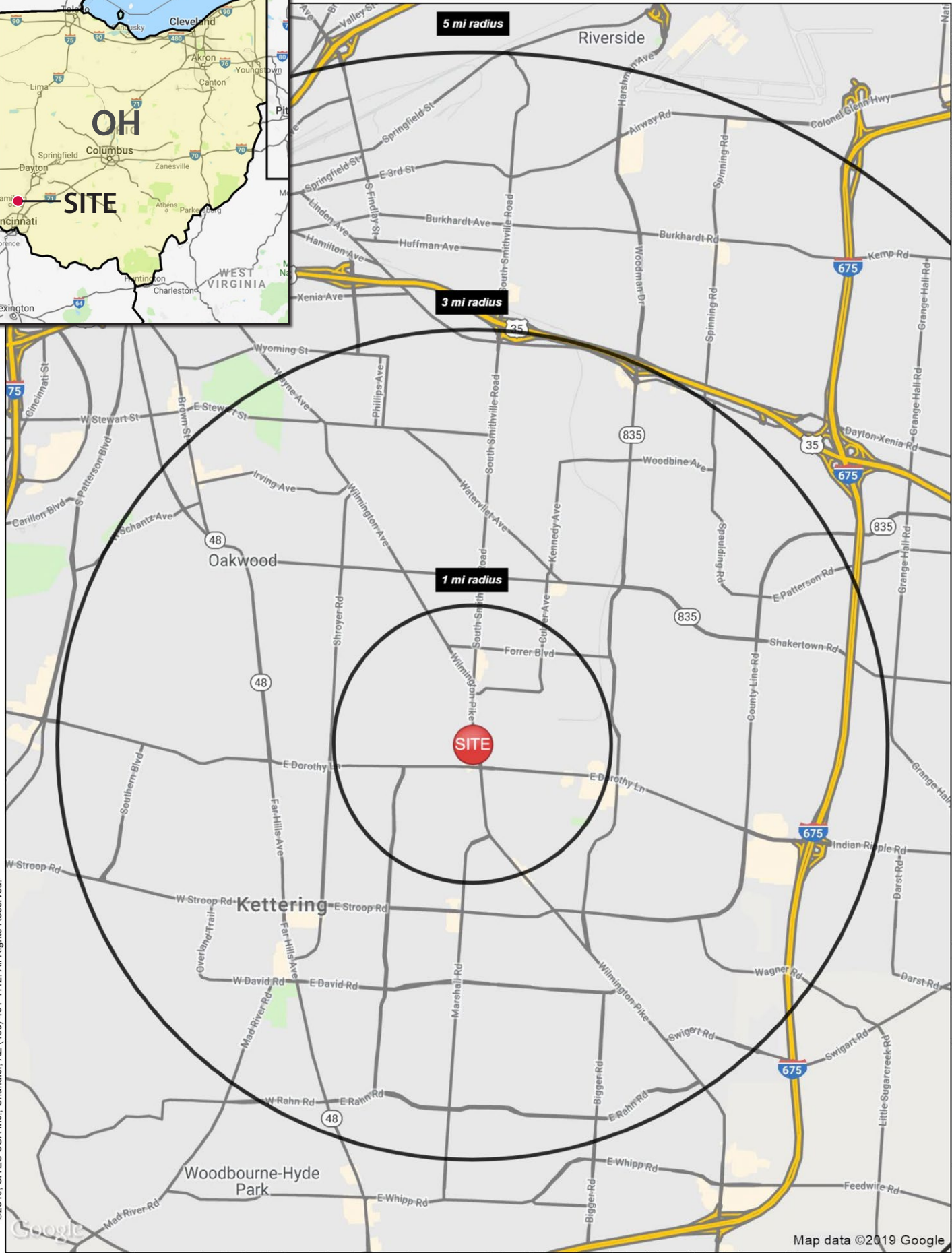


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Lat: 39.71831 Long: -84.14221 Zoom: 6.81 mi



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# SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.7062/-84.1429

RS1

2801 Wilmington Pike		1 mi radius	3 mi radius	5 mi radius
Kettering, OH 45429				
POPULATION	2018 Estimated Population	11,749	98,355	205,051
	2023 Projected Population	11,299	96,566	205,052
	2010 Census Population	11,944	99,834	206,110
	2000 Census Population	12,188	103,432	216,383
	Projected Annual Growth 2018 to 2023	-0.8%	-0.4%	-
	Historical Annual Growth 2000 to 2018	-0.2%	-0.3%	-0.3%
	2018 Median Age	37.9	39.1	39.4
HOUSEHOLDS	2018 Estimated Households	5,622	44,538	91,031
	2023 Projected Households	5,382	43,443	90,350
	2010 Census Households	5,446	43,389	87,527
	2000 Census Households	5,565	44,246	90,096
	Projected Annual Growth 2018 to 2023	-0.9%	-0.5%	-0.1%
	Historical Annual Growth 2000 to 2018	-	-	-
RACE AND ETHNICITY	2018 Estimated White	89.7%	90.4%	86.0%
	2018 Estimated Black or African American	4.0%	3.8%	7.1%
	2018 Estimated Asian or Pacific Islander	2.6%	2.3%	2.5%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.3%
	2018 Estimated Other Races	3.5%	3.3%	4.1%
	2018 Estimated Hispanic	3.1%	3.0%	4.1%
INCOME	2018 Estimated Average Household Income	\$65,206	\$77,720	\$77,678
	2018 Estimated Median Household Income	\$52,294	\$61,441	\$61,125
	2018 Estimated Per Capita Income	\$31,268	\$35,454	\$34,782
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.7%	2.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	6.1%	4.4%	5.8%
	2018 Estimated High School Graduate	27.1%	24.1%	24.8%
	2018 Estimated Some College	25.9%	22.8%	22.5%
	2018 Estimated Associates Degree Only	12.3%	10.7%	9.9%
	2018 Estimated Bachelors Degree Only	16.5%	20.5%	19.3%
	2018 Estimated Graduate Degree	11.0%	15.8%	15.1%
BUSINESS	2018 Estimated Total Businesses	457	3,545	10,771
	2018 Estimated Total Employees	5,576	50,377	163,683
	2018 Estimated Employee Population per Business	12.2	14.2	15.2
	2018 Estimated Residential Population per Business	25.7	27.7	19.0

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