

RETAIL FOR LEASE

# CENTERVILLE SHOPPES

9130 - 9152 Dayton Lebanon Pike | Centerville, OH 45458



## CONFIDENTIAL - BUSINESS STILL OPERATING

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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**FOR LEASE:** 1,840 SF  
**LEASE RATE:** \$17.50 PSF + NNN

- Current salon space
- Prime location in one of Centerville's most active retail zone with regional and national co-tenants driving constant foot traffic
- Located along Dayton Lebanon Pike, offering excellent visibility and high daily traffic counts
- Surrounded by dense residential neighborhoods with average income of \$135,929 within 5-mile radius
- Convenient access with ample parking and multiple points of ingress and egress

### TRAFFIC COUNTS:

- Dayton Lebanon Pike – 21,266 VPD
- Spring Valley Pike – 13,391 VPD

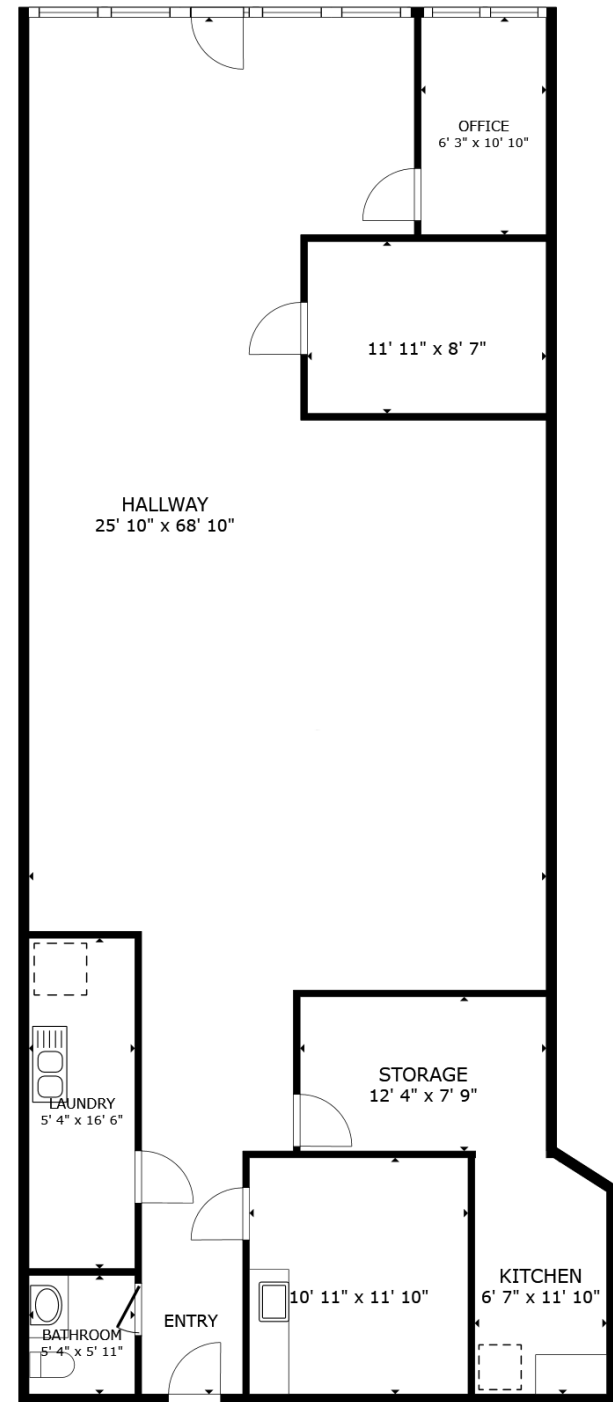


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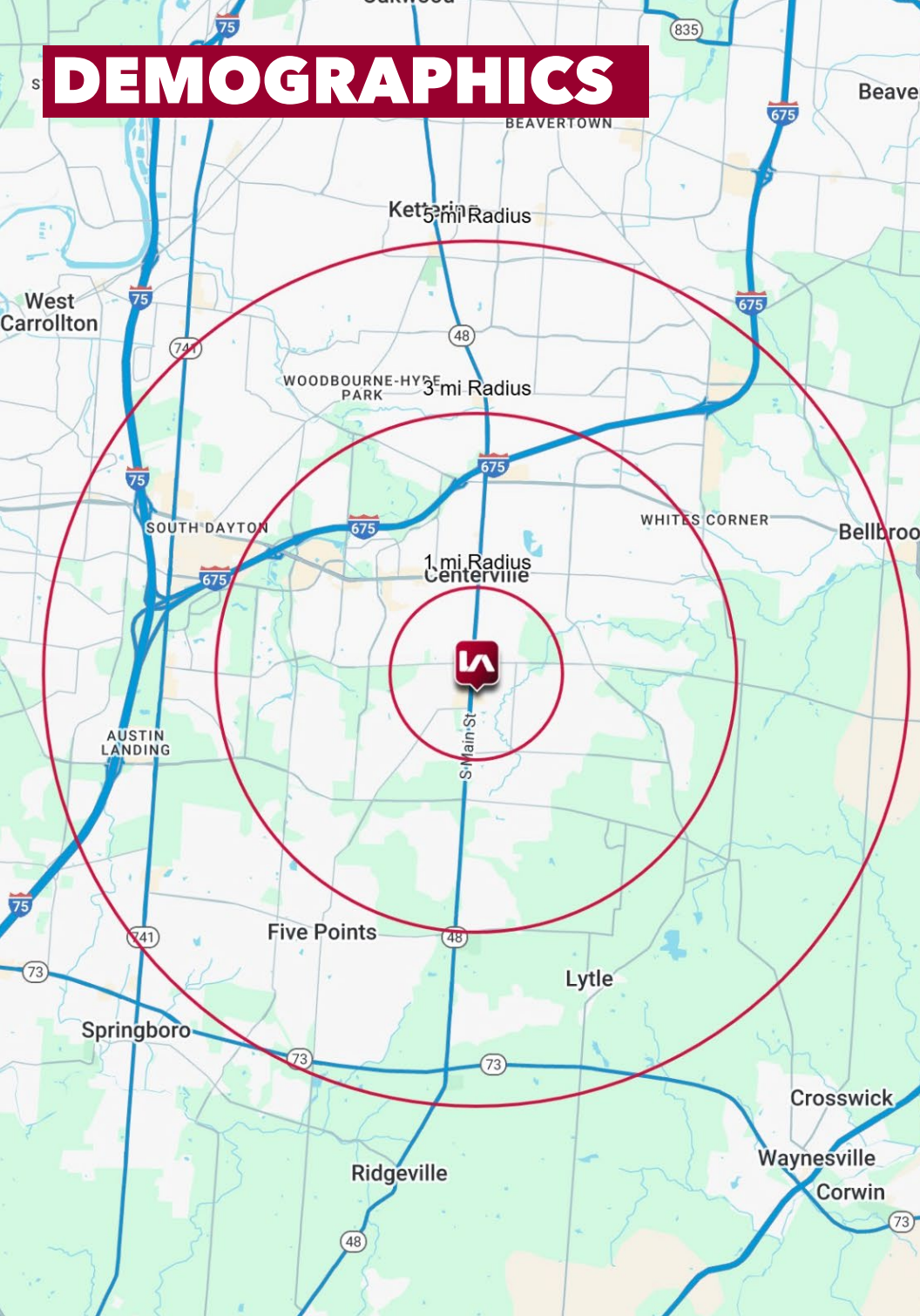




**Kroger**  
Marketplace  
Placer.ai  
**VISITS 1.9M**  
**RANKING:**  
**Ohio:**  
13/193  
**Nationwide:**  
25/1,229



# DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
<b>POPULATION</b>			
2025 Estimated Population	8,498	55,141	132,280
2030 Projected Population	8,615	55,687	132,648
2020 Census Population	8,826	53,943	131,736
2010 Census Population	8,341	48,009	119,451
Projected Annual Growth 2025 to 2030	0.3%	0.2%	-
Historical Annual Growth 2010 to 2025	0.1%	1.0%	0.7%
<b>HOUSEHOLDS</b>			
2025 Estimated Households	3,749	23,087	56,074
2030 Projected Households	3,820	23,465	56,733
2020 Census Households	3,871	22,664	55,279
2010 Census Households	3,625	20,318	50,223
Projected Annual Growth 2025 to 2030	0.4%	0.3%	0.2%
Historical Annual Growth 2010 to 2025	0.2%	0.9%	0.8%
<b>AGE</b>			
2025 Est. Population Under 10 Years	12.5%	11.7%	11.7%
2025 Est. Population 10 to 19 Years	12.2%	12.8%	12.4%
2025 Est. Population 20 to 29 Years	10.7%	9.6%	11.1%
2025 Est. Population 30 to 44 Years	19.2%	18.9%	19.3%
2025 Est. Population 45 to 59 Years	16.7%	17.6%	17.5%
2025 Est. Population 60 to 74 Years	19.6%	18.4%	18.0%
2025 Est. Population 75 Years or Over	8.9%	11.0%	9.9%
2025 Est. Median Age	40.5	42.8	41.7
<b>MARITAL STATUS &amp; GENDER</b>			
2025 Est. Male Population	47.2%	48.7%	49.0%
2025 Est. Female Population	52.8%	51.3%	51.0%
2025 Est. Never Married	24.9%	25.4%	26.2%
2025 Est. Now Married	53.0%	55.7%	56.0%
2025 Est. Separated or Divorced	14.4%	12.2%	11.6%
2025 Est. Widowed	7.7%	6.7%	6.2%
<b>INCOME</b>			
2025 Est. HH Income \$200,000 or More	14.3%	20.2%	16.9%
2025 Est. HH Income \$150,000 to \$199,999	12.6%	13.7%	12.2%
2025 Est. HH Income \$100,000 to \$149,999	19.1%	17.7%	18.7%
2025 Est. HH Income \$75,000 to \$99,999	12.2%	13.3%	14.5%
2025 Est. HH Income \$50,000 to \$74,999	14.1%	14.8%	14.9%
2025 Est. HH Income \$35,000 to \$49,999	11.3%	8.2%	9.7%
2025 Est. HH Income \$25,000 to \$34,999	4.4%	3.6%	5.0%
2025 Est. HH Income \$15,000 to \$24,999	7.7%	4.4%	4.3%
2025 Est. HH Income Under \$15,000	4.4%	4.0%	3.9%
2025 Est. Average Household Income	\$123,099	\$146,465	\$136,492
2025 Est. Median Household Income	\$92,623	\$114,127	\$105,750
2025 Est. Per Capita Income	\$54,383	\$61,453	\$57,957
2025 Est. Total Businesses	276	2,469	5,013
2025 Est. Total Employees	2,095	22,729	55,003