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513.489.3343
edgegp.com

NORMANDY SQUARE WEST
431 - 645 Miamisburg Centerville Road, Dayton, OH 45459

Up to 7,800 SF Available for LEASE
4 Buildings | 5 Spaces



Property Details:

- Neighborhood shopping center less than 1 mile west of downtown Centerville
- Less than 5 minute from I-675 and less than 10 minutes from Interstate 75
- Strong tenant mix anchored by Big Lots
- Nearby tenants:

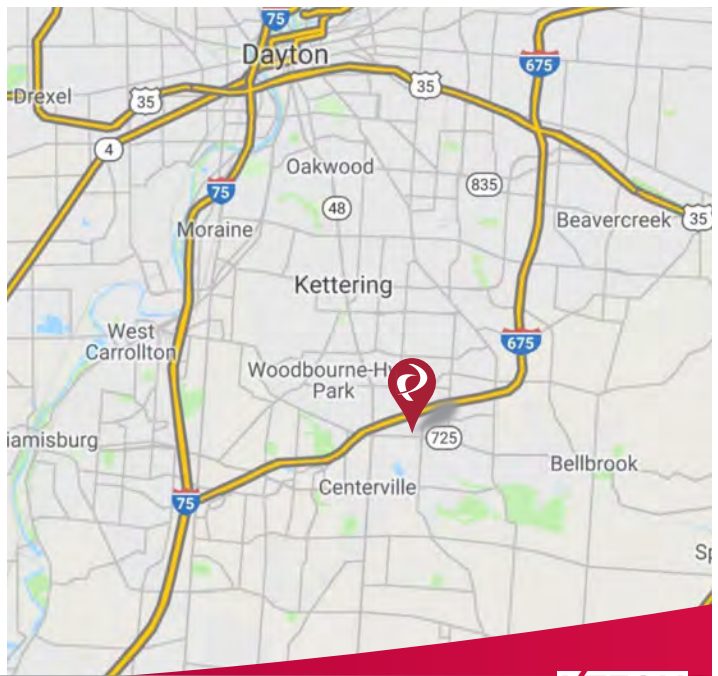


Demographics:

2018 Estimates	1 Mile	3 Mile	5 Mile
Population	7,694	56,383	151,321
Households	3,694	26,275	67,770
Median Household Income	\$60,347	\$78,912	\$76,530
Total Number of Employees	10,177	46,173	95,475

Traffic Counts:

	ADT
Miamisburg Centerville Road	15,132 ADT (ODOT 2017)



Contact:
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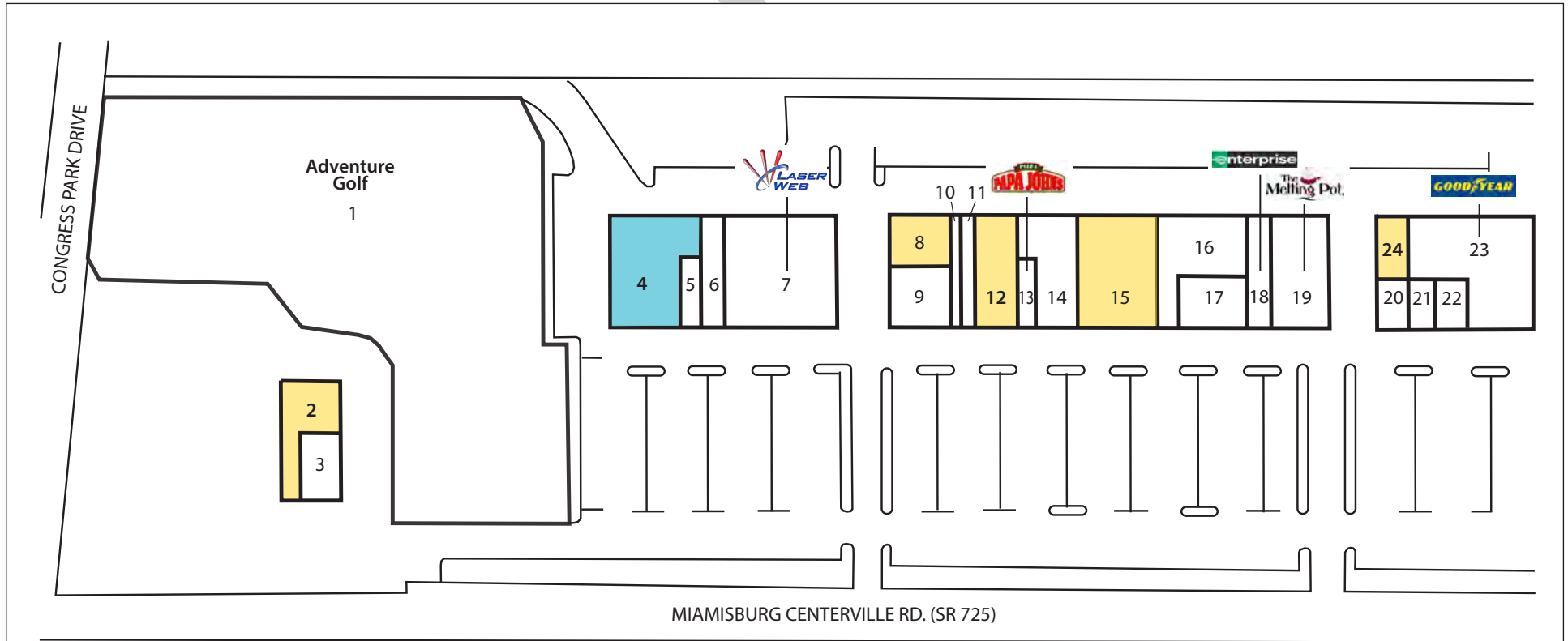
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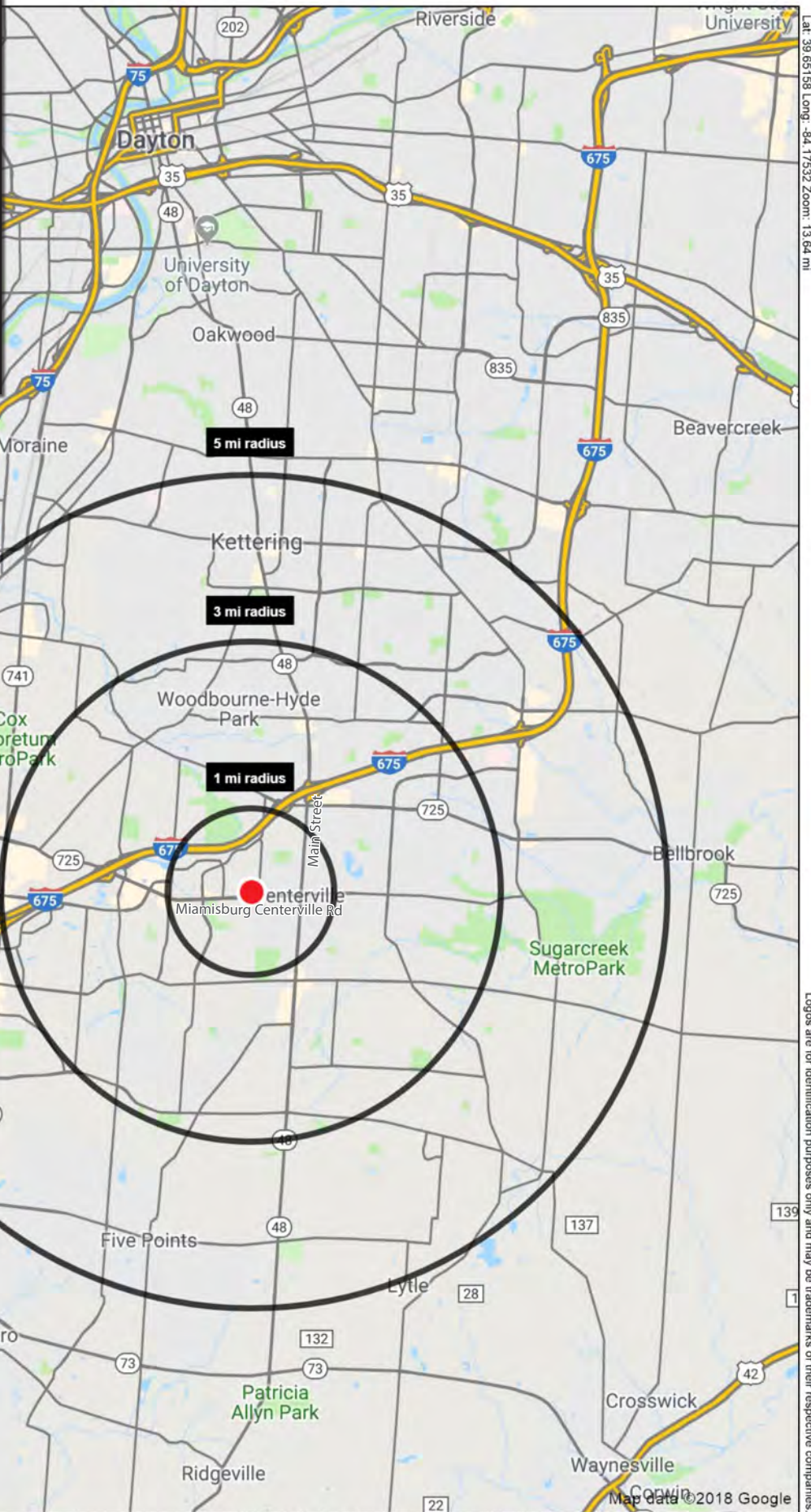
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- | | | |
|---|--|---|
| 1. #615 Adventure Golf (2.93 AC) | 9. #503 Submarine House (4,000 SF) | 17. #461 Heirlooms (3,175 SF) |
| 2. #643 Foreign Exchange (3,208 SF) | 10. #499 Gem City Games (1,600 SF) | 18. #455 Enterprise Car Rental (1,850 SF) |
| 3. #641 The Fitness Store (3,507 SF) | 11. #497 Heavier Than Air Brewery (2,025 SF) | 19. #453 The Melting Pot (6,000 SF) |
| 4. #553 Dayton Billiards (7,800 SF) - Currently Operating but Available | 12. #495 AVAILABLE (4,300 SF) | 20. #441 Sylvan Learning Center (2,160 SF) |
| 5. #549 Beef Jerky (1,200 SF) | 13. #491 Papa John's Pizza (1,200 SF) | 21. #437 Normandy Square Barber Shop (1,250 SF) |
| 6. #547 Machine Shop (2,000 SF) | 14. #487 Jo Jo's Salon (4,430 SF) | 22. #435 Centerville Music (1,508 SF) |
| 7. #533 Laser Web (10,370 SF) | 15. #485 AVAILABLE (5,270 SF) | 23. #431 Goodyear (6,850 SF) |
| 8. #507 AVAILABLE (4,300 SF) (BANQUET CENTER) | 16. #465 Ultimate Leadership Martial Arts (4,725 SF) | 24. #437 AVAILABLE (1,600 SF) |



Lat: 39.65158 Long: -84.17532 Zoom: 13.64 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: 39.6291/-84.1702

RS1

359 Miamisburg Centerville Rd

Dayton, OH 45459

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2018 Estimated Population	7,694	56,383	151,321
	2023 Projected Population	7,517	55,645	150,342
	2010 Census Population	7,854	57,499	149,729
	2000 Census Population	7,649	54,138	138,062
	Projected Annual Growth 2018 to 2023	-0.5%	-0.3%	-0.1%
	Historical Annual Growth 2000 to 2018	-	0.2%	0.5%
	2018 Median Age	39.3	44.3	42.1
HOUSEHOLDS	2018 Estimated Households	3,694	26,275	67,770
	2023 Projected Households	3,603	25,841	66,976
	2010 Census Households	3,598	25,483	64,282
	2000 Census Households	3,502	22,821	58,196
	Projected Annual Growth 2018 to 2023	-0.5%	-0.3%	-0.2%
	Historical Annual Growth 2000 to 2018	0.3%	0.8%	0.9%
RACE AND ETHNICITY	2018 Estimated White	82.4%	85.4%	86.3%
	2018 Estimated Black or African American	6.8%	5.1%	5.6%
	2018 Estimated Asian or Pacific Islander	6.7%	6.3%	4.7%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
	2018 Estimated Other Races	3.8%	3.0%	3.3%
	2018 Estimated Hispanic	3.4%	2.8%	3.2%
INCOME	2018 Estimated Average Household Income	\$79,180	\$105,495	\$99,177
	2018 Estimated Median Household Income	\$60,347	\$78,912	\$76,530
	2018 Estimated Per Capita Income	\$38,068	\$49,248	\$44,481
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.1%	1.4%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.1%	2.8%	3.3%
	2018 Estimated High School Graduate	19.2%	17.2%	20.7%
	2018 Estimated Some College	22.5%	19.4%	20.8%
	2018 Estimated Associates Degree Only	8.7%	8.9%	9.8%
	2018 Estimated Bachelors Degree Only	24.7%	27.7%	25.0%
	2018 Estimated Graduate Degree	19.8%	22.9%	19.1%
BUSINESS	2018 Estimated Total Businesses	1,044	3,773	7,233
	2018 Estimated Total Employees	10,177	46,173	95,475
	2018 Estimated Employee Population per Business	9.8	12.2	13.2
	2018 Estimated Residential Population per Business	7.4	14.9	20.9

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

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