



**Crest**  
Commercial Realty

# Retail

**FOR LEASE**

8947-B Kingsridge Dr.  
Miamisburg, OH 45458.



**Nick**  
**Miller-Jacobson**

937-222-1600, ext 105  
nick@crestrealtyohio.com



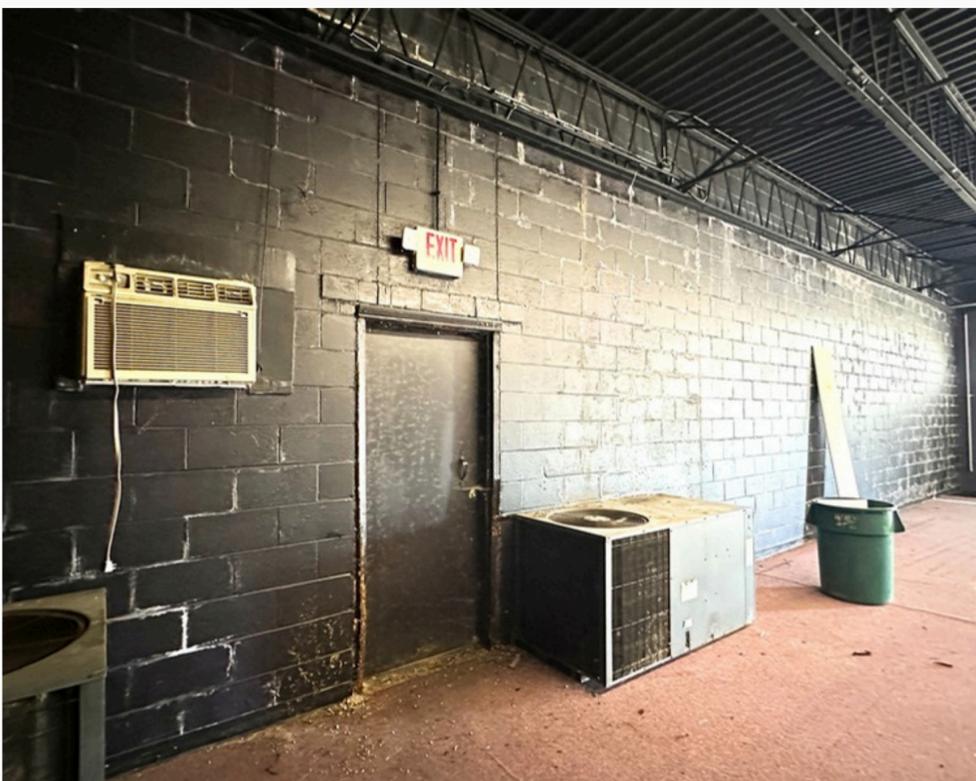
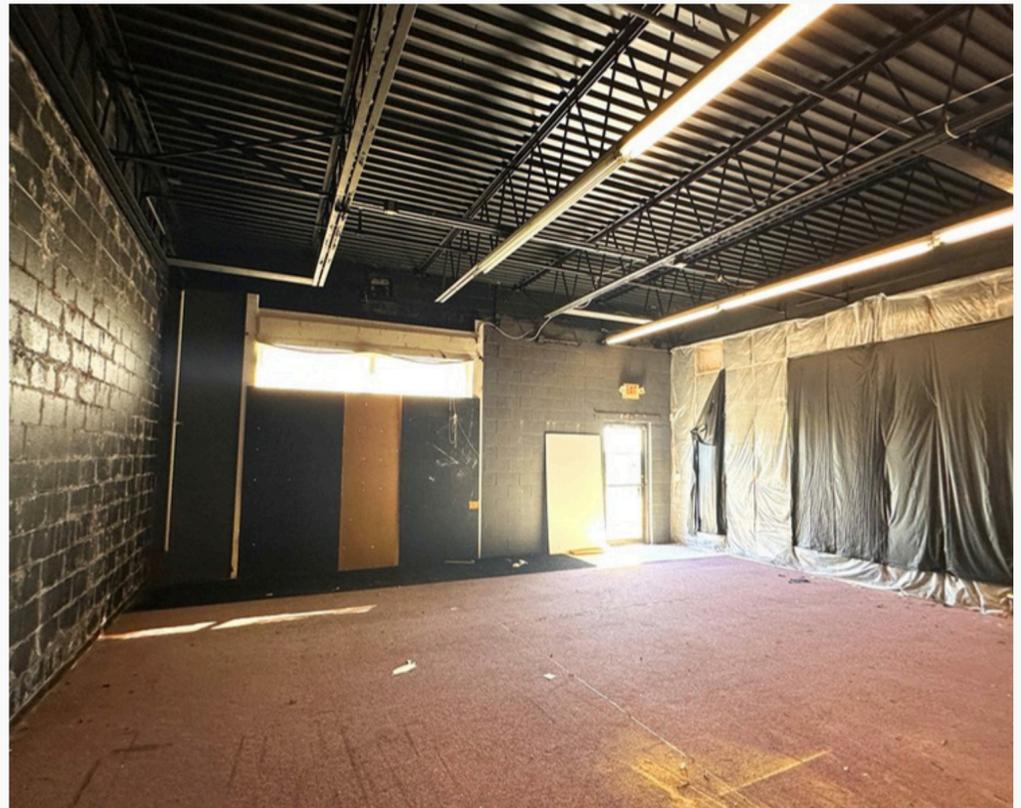
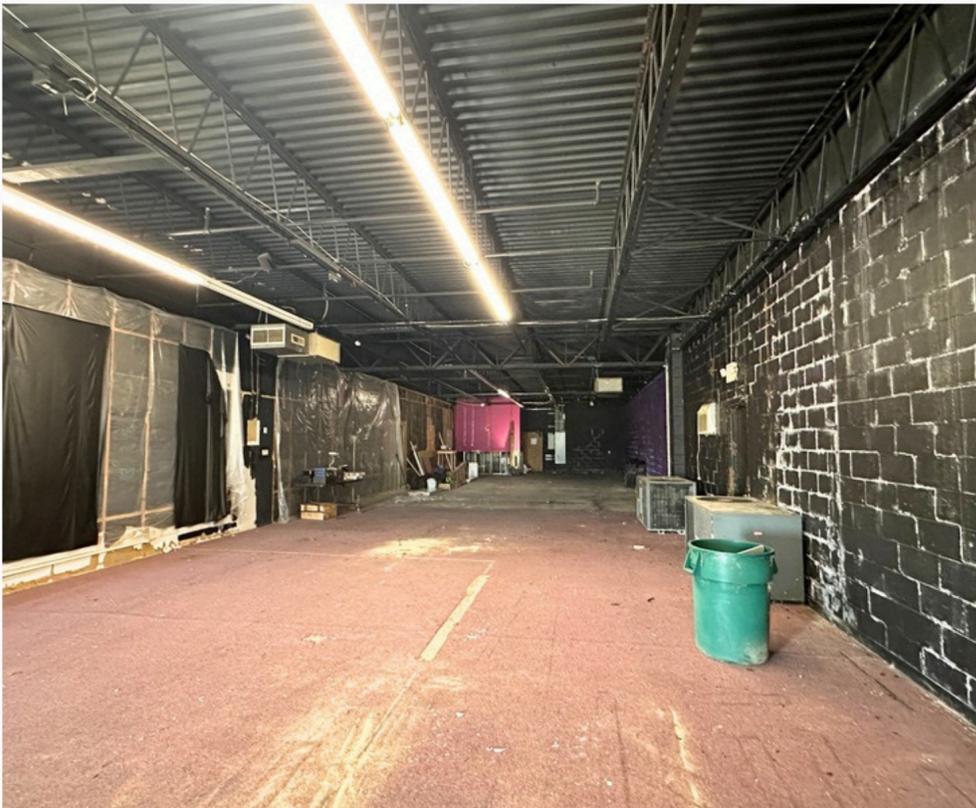
**South Dayton Submarket**

6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459 937-222-1600

8947-B Kingsridge Dr.

# Property Highlights

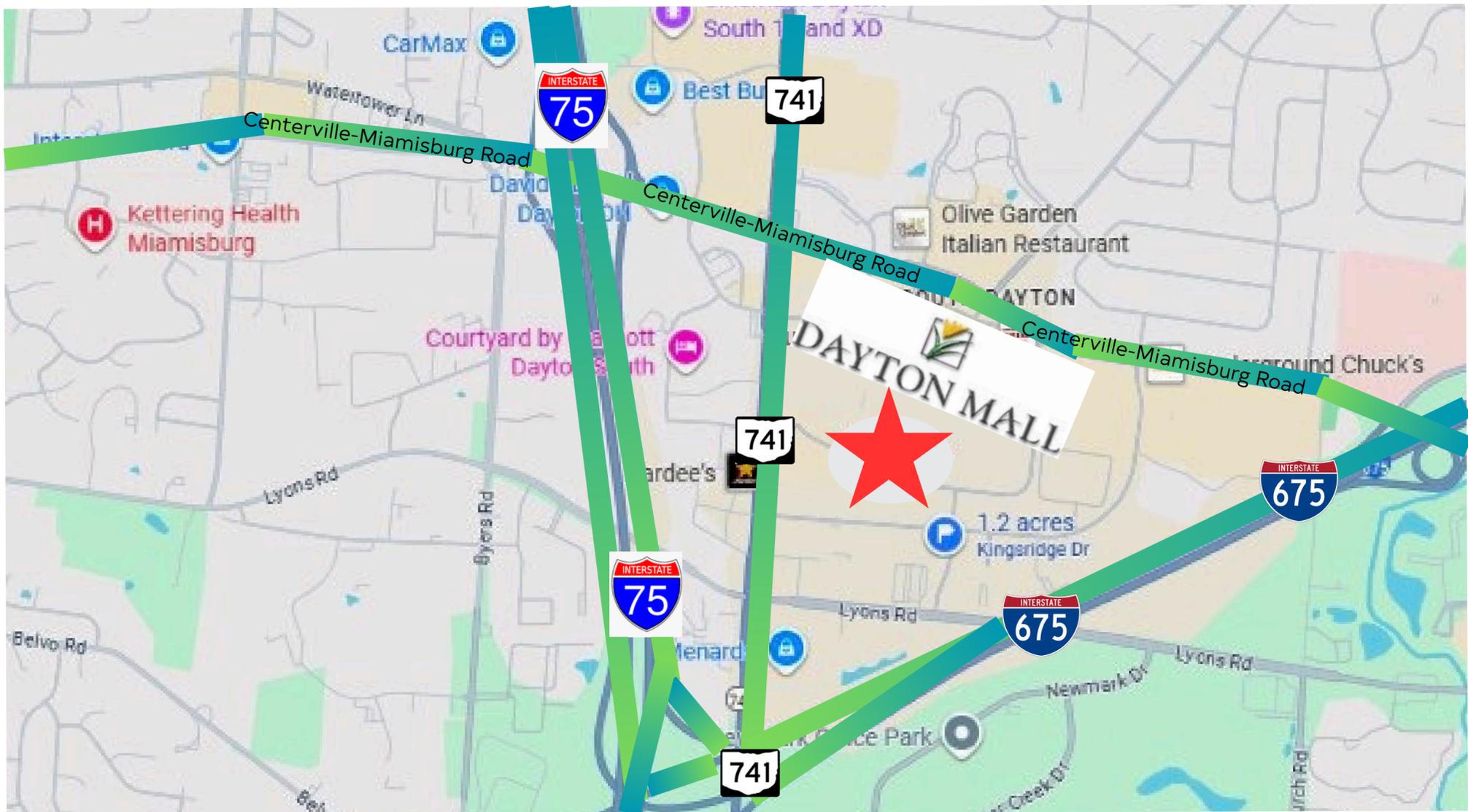
- Highly visible location just off Kingsridge Dr. behind the Dayton Mall.
- Located in the South Dayton Submarket.
- L-shaped strip center offers a mix of long-term tenants.
- Ample parking and easy access.
- Pylon signage available.
- Shell space with 16' ceilings.
- Corner position with opportunity to add an overhead door or rear patio.
- Negotiable tenant allowance.
- Available space is 4,425 SF.
- Lease Rate: \$14/SF, Modified Gross.



# Demographics

8947-B Kingsridge Dr.

	2 miles	5 miles	10 miles
<b>Population</b>			
2026 Projection	4,596	58,377	147,031
2021 Estimate	4,739	60,810	137,413
<b>Household Income</b>			
2021 Avg Household Income	\$80,288	\$87,526	\$95,806
2021 Med Household Income	\$65,047	\$67,500	\$72,621
<b>Housing Value</b>			
Medium Home Value	\$175,853	\$174,573	\$192,074



# Traffic Counts

7,622 VPD Kingsgate Way & Squire Court ~ 2022

51,093 VPD Tylersville Rd with Kingland Dr ~ 2022

\*\* Demographic information obtained from Costar.

