



Crest
Commercial Realty

Investment Opportunity

Retail Shopping Center

FOR SALE

8935 - 8947 Kingsridge Rd., Dayton, OH 45458



Sale Price: \$1,700,000

Kingsridge Center

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THE OFFERING

Crest Commercial Realty is offering for sale the fee simple interest in the sale of the shopping center at 8935-8947 Kingsridge Rd., in the South Dayton Submarket of Dayton, Ohio. The property is located in Miami Township. The multi-tenant center is zoned Retail.

The single-story, L-shaped center was built in 1979 and is situated on 1.5 acres. The property 20,175 SF and occupied with a mix of long-term tenants. The property offers 133' of frontage on Kingsridge Road, ample parking and easy access.

Located in a busy commercial district, the property offers proximity to I-75 and I-675.



EXECUTIVE SUMMARY

Kingsridge Center

| | |
|--------------------------|--|
| Address | 8935 - 8947 Kingsridge Dr. |
| County | Miami Township |
| Parcel #'s | K45-02604-0003 K45-02604-0132 K45-02604T-0132 |
| Gross Leasable SF | 20,175 |
| Occupancy | 78% |
| NOI | \$131,844 |
| Acreage | 1.5 AC |
| Year Built | 1979 |
| Roof System | Canopy Slab Roof |
| Parking Lot | New asphalt in 2024. |
| Parking | 45 Space; Ratio of 2.25/1,000 SF |



PROPERTY PROFILE

Kingsridge Center

| | |
|-----------------------------|--------------------|
| Offering Price | \$1,700,000 |
| Building Total SF | 20,175 SF |
| Price Per SF | \$84.26 |
| Occupancy | 78% |
| In-Place Income 2025 | |
| Total Revenue | \$189,444 |
| Total Expenses | \$57,588 |
| Net Operating Income | \$131,856 |
| CAP RATE | 7.76% |

| | |
|-----------------------|-----------------|
| Expenses 2025 | |
| Property Taxes | \$32,322 |
| Insurance | \$8,574 |
| Other Expenses | \$16,692 |
| Total Expenses | \$57,588 |

| | |
|----------------------------------|-----------------|
| Capital Improvements 2025 | |
| Roof | \$10,000 |
| Parking Lot | \$9,500 |
| HVAC | \$30,000 |
| Total Improvements | \$49,500 |

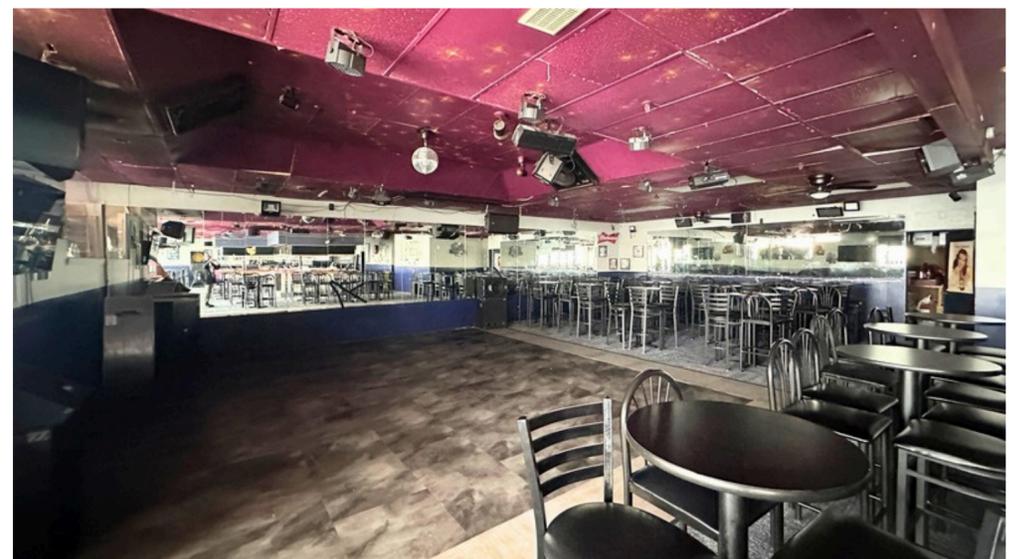
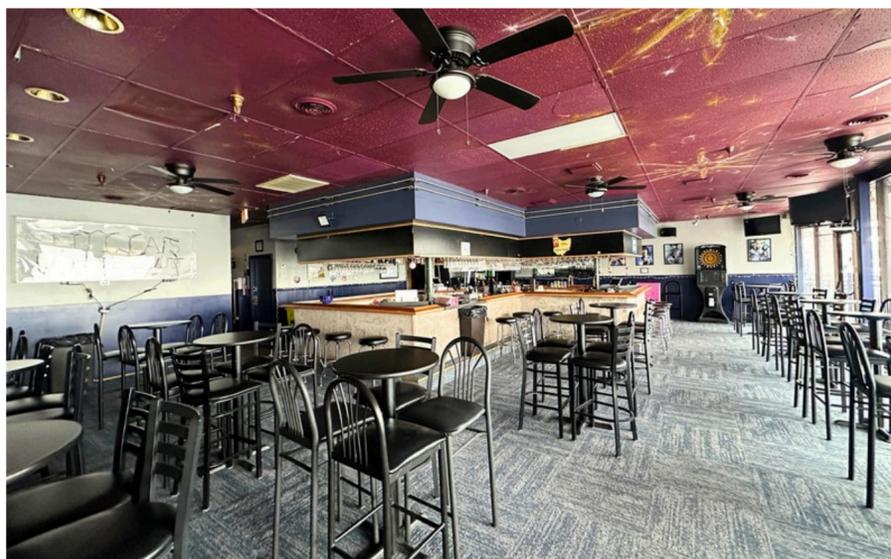
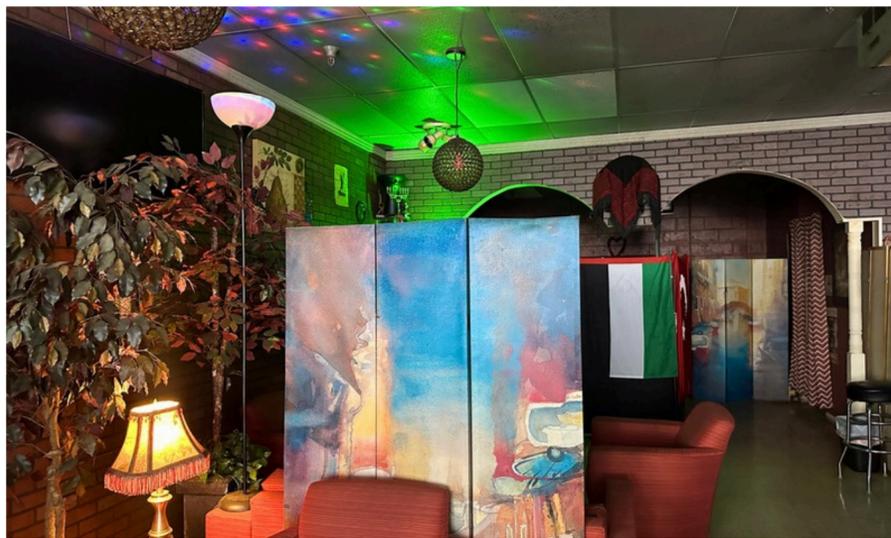
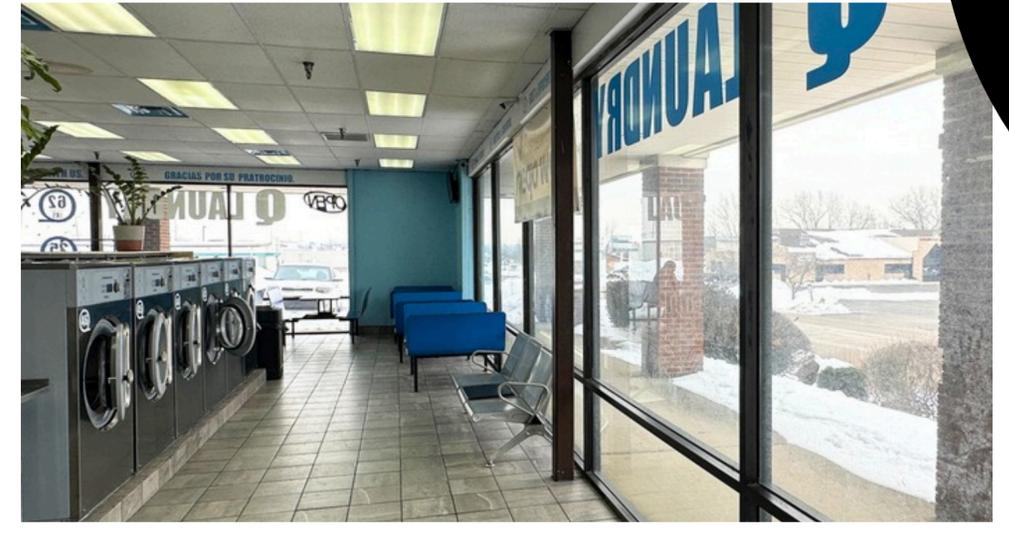
TENANT DETAILS

Kingsridge Center

| Address | SF | Tenant | Monthly Rent | Annual Rent | Lease Start | Lease Expiration | Lease Options | |
|-----------------------|------------------|------------------------|---|------------------|-------------|------------------|-------------------------------|--|
| 8935 Kingsridge Dr. | 2,500 SF | Tochen LLC | \$2,296 | \$27,552 | 03/01/2016 | 02/28/2031 | Option for (1) 5-year renewal | |
| 8937 Kingsridge Dr. | 3,200 SF | Nite Club | \$5,194 | \$62,328 | 09/01/2024 | 09/31/2029 | | |
| 8939 Kingsridge Dr. | 2,000 SF | Mayasa Hukka Cafe | \$1,500 | \$18,000 | 03/01/2025 | 02/28/2030 | | |
| 8941 Kingsridge Dr. | 1,950 SF | Rentokil North America | \$2,292 | \$27,504 | 04/01/2025 | 03/31/2027 | | |
| 8945 Kingsridge Dr. | 3,250 SF | Miami Armory | \$2,255 | \$27,060 | 03/01/2024 | 02/28/2029 | | |
| 8947 Kingsridge Dr. | 2,850 SF | River of Worship | \$2,250 | \$27,000 | 03/01/2025 | 02/28/2030 | | |
| 8947-B Kingsridge Dr. | 4,425 SF | Vacant | Currently marketed for \$14/SF/MG - in shell condition. | | | | | |
| Totals | 20,175 SF | | \$15,787 | \$189,444 | | | | |

Interior

Kingsridge Center



Interior

Kingsridge Center



SITE PLAN

Kingsridge Center



DEMOGRAPHICS



Population

2024 Population
2029 Projection



2024 Households
2029 Projection



Household Income

2023 Avg Household Income

Housing & Income

2024 Medium Home Value

| | 2-mile | 5-mile | 10-mile |
|---------------------------|-----------|-----------|-----------|
| 2024 Population | 28,440 | 139,104 | 418,195 |
| 2029 Projection | 27,875 | 138,711 | 429,907 |
| 2024 Households | 13,420 | 59,240 | 174,310 |
| 2029 Projection | 13,143 | 58,398 | 176,341 |
| 2023 Avg Household Income | \$91,392 | \$102,687 | \$89,577 |
| 2024 Medium Home Value | \$213,945 | \$224,254 | \$193,057 |

*Demographics provided by CoStar Group, www.costar.com, 2024 dataset





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