

# CARLISLE CENTER

44,700 SF | +/- 7.78 Acres



**DOLLAR GENERAL**

Top 2% of DG Stores Nationally

1,000 SF Available



## SPACE AVAILABLE FOR LEASE

**SPIGEL  
PROPERTIES**

INVESTMENTS • REAL ESTATE

70 N.E. LOOP 410, SUITE 185  
SAN ANTONIO, TEXAS 78216

500 Central Avenue  
Carlisle, Ohio 45005





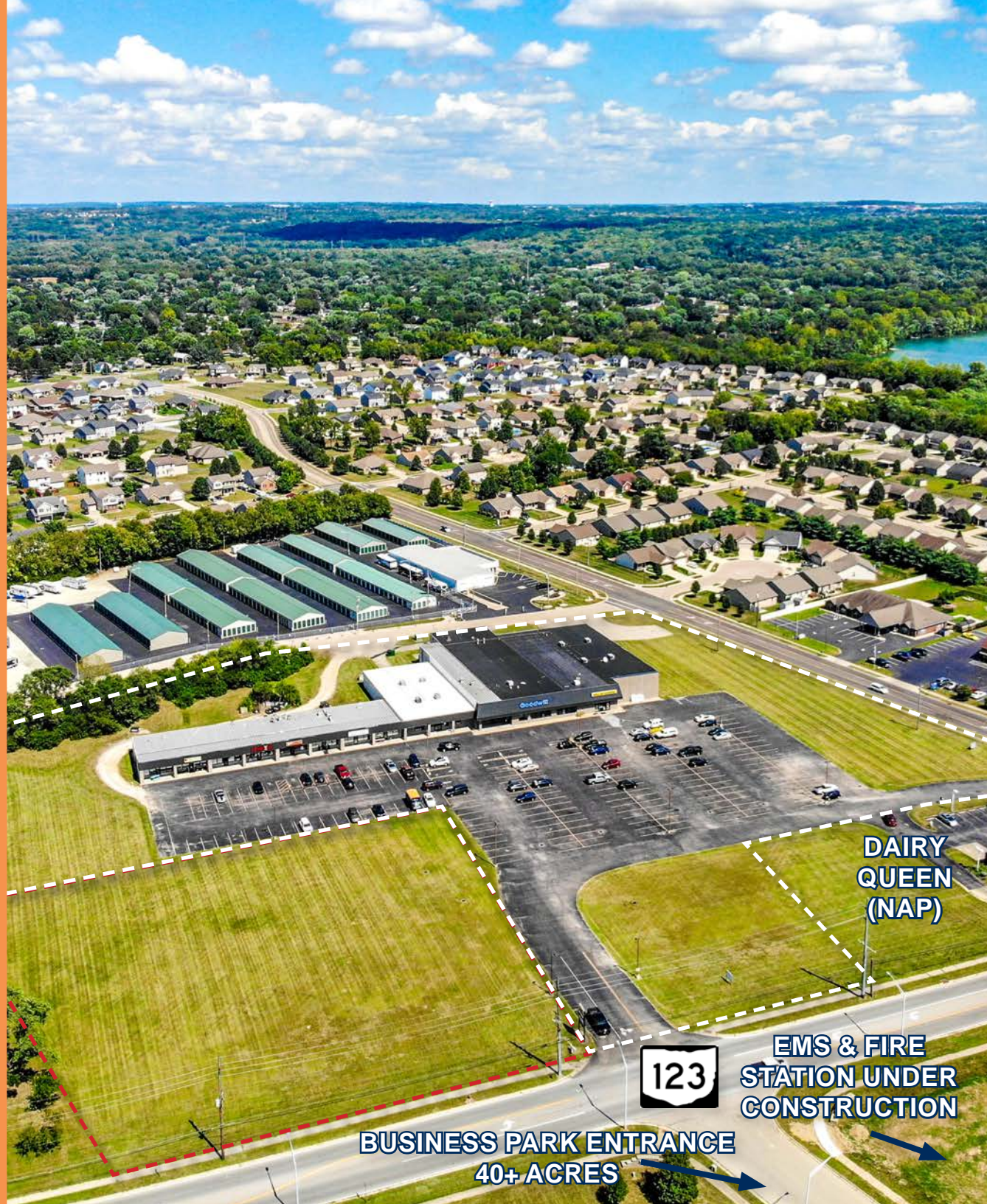
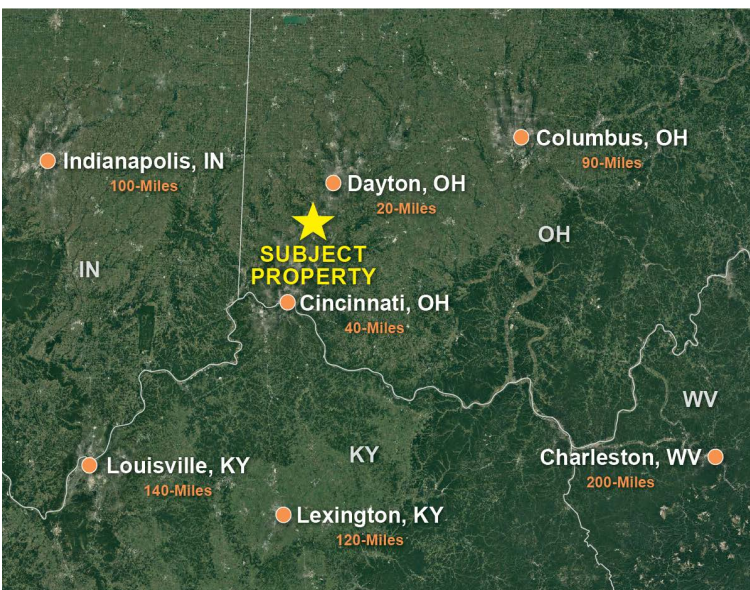
# CARLISLE CENTER

500 CENTRAL AVENUE

Carlisle, Ohio

**LEASING:**  
**MARY BROWN**

**Direct: (614)-360-2030**  
**MARY@SPIGELPROPERTIES.COM**







- **Dollar General & Goodwill Anchored Retail Center**
- **Situation Along Central Ave (OH-123) Offering Great Visibility & Signage**
- **Dollar General Location Ranked in Top 2% Nationally and in Ohio (Placer.ai)**
- **Anchor Tenants Provide Daily Needs Foot Traffic**
- **Situation Along Central Ave (OH-123) Offering Great Visibility & Signage**
- **Additional +/- 1.9 Acre Outlot Available**
- **Located Directly Across from Carlisle Business Park with Newly Constructed EMS and Fire Station**
- **Just Over Three Miles West of I-75**
- **Nearly 75,000 Residents and 72,000 Employees within a 5-Mile Radius**
- **20 Miles South of Downtown Dayton | 40 Miles North of Cincinnati | 100 Miles East of Indianapolis**







## PROPERTY SUMMARY

### AVAILABLE SPACE

	GLA	Rate	Type
514 Central Ave.	1,000 SF	Negotiable	NNN

### SITE DESCRIPTION

Year Built	1995
Gross Leasable Area (GLA)	44,700 SF
Current Occupancy	80%
Lot Size	+/- 7.78 Acres
Ownership	Fee Simple

### PROPERTY ADDRESS



**500 CENTRAL AVE**  
**CARLISLE, OH 45005**

### NOTABLE TENANTS

	GLA	Expiration	Type
Dollar General	10,983 SF	6/30/2031	NNN
Goodwill	16,000 SF	1/30/2030	NNN

### DEMOGRAPHIC SUMMARY

	1-MILE	3-MILES	5-MILES
2022 Estimated Population	3,859	23,948	76,203
2027 Projected Population	4,008	24,279	77,015
2022 Estimated Households	1,565	9,483	30,542
Current Daytime Population	3,765	20,677	72,813
Average Household Income	\$65,184	\$71,340	\$86,474

# MARKET OVERVIEW

## DAYTON, OH

The Dayton metro area is often referred to as the birthplace of aviation, as it was the home of the Wright brothers and where they researched and experimented with flight. Composed of Greene, Montgomery, and Miami counties, it is the fourth largest metropolitan area in Ohio. Defense and aerospace industries comprise a large section of the region's economy. Additionally, health care accounts for a sizable portion of the area's employment, with several key institutes and centers located here.

Population  
**809K**

Households  
**336K**

Median Age  
**39.3**

HH Income  
**\$60,000**



## METRO HIGHLIGHTS

### AEROSPACE HUB

Dayton is the official aerospace hub of Ohio, supported by its high concentration of aerospace and aviation technology firms.

### HEALTH CARE SERVICES

Metro hospitals consistently earn top national rankings and recognition, as well as many of Healthgrades' top ratings.

### HIGHER EDUCATION

The University of Dayton and Wright State University are two major higher education institutions that provide local employers with a skilled labor pool.

## ECONOMY

- » Local hospitals include Miami Valley, Kettering Medical Center and Dayton Children's Hospital.
- » Wright-Patterson U.S. Air Force Base, just east of Dayton, employs more than 30,000 airmen, civilian, and contractor employees, making the base the largest single-site employer in Ohio.
- » The logistics sector is growing, buoyed by interstate access, a dedicated freight runway, and an on-site warehouse at the Dayton International Airport. A CSX rail line also runs through the metro.
- » Dayton Tech Town, a 40-acre district in downtown Dayton, was created as a tool to support the attraction and growth of high-technology business and promote technology commercialization.



## FIVE-MILE OVERVIEW

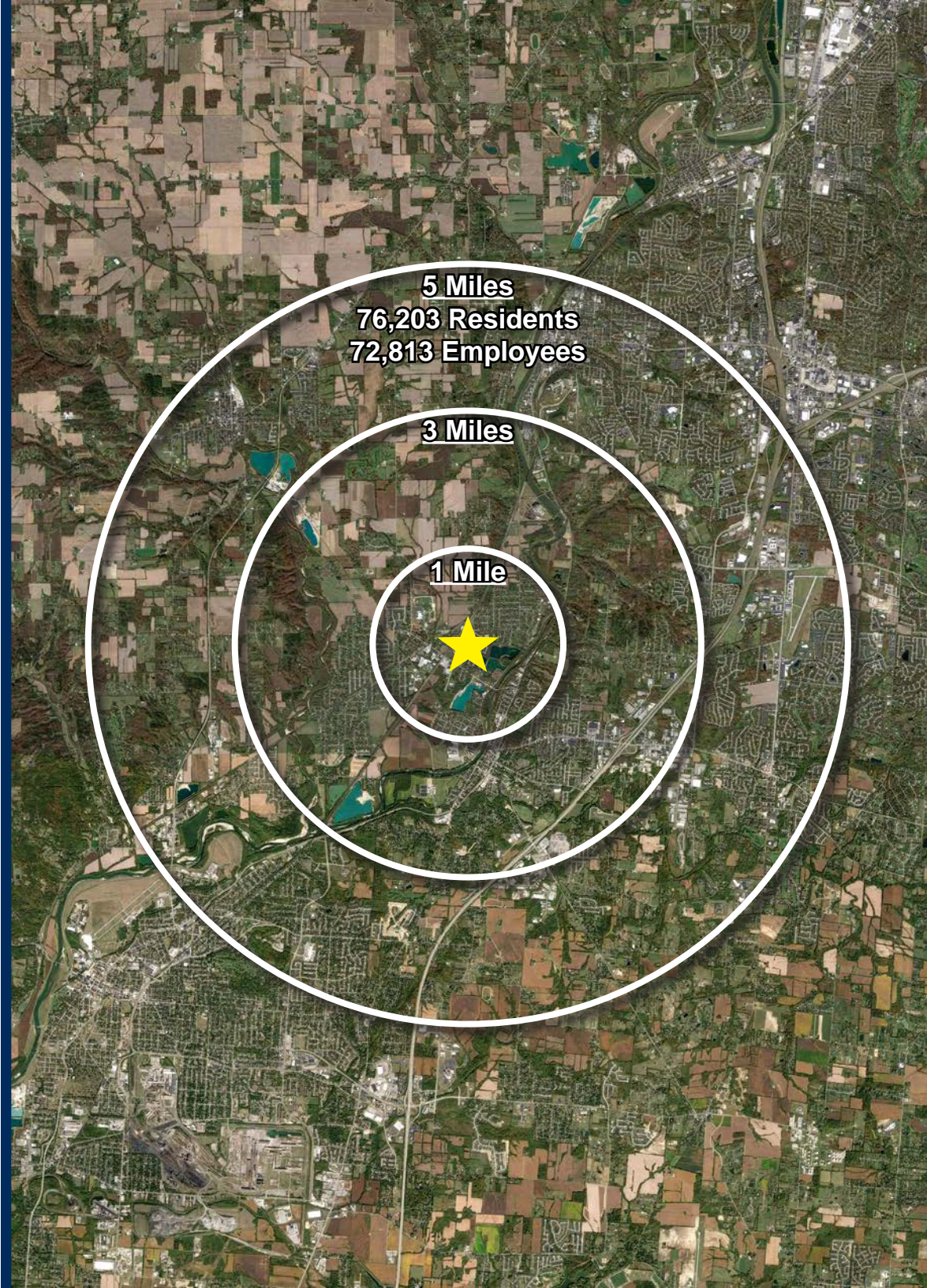
In 2022, the population within five miles of Carlisle Center was 76,203. The population has increased by 8.5% since 2000 and is projected to continue growing in the next 5 years. The average age of the population in this area is 41.3, compared to the U.S. average of 38.6.

In 2022, 72,813 people worked within five miles of Carlisle Center. 58% of employees are in white-collar occupations, and 42% are in blue-collar occupations.

There are currently 30,542 households in this area. The number of households has increased 11.7% since 2000 and is projected to continue growing in the next five years. The average household size is 2.5 people. The median housing value in this area was \$176,873 in 2022.

In 2022, the median household income within five miles of Carlisle Center was \$65,748, which is comparable to the U.S. average of \$66,422. The median household income has increased by 41.3% in this area since 2000 and is projected to continue growing in the next five years. The average household income is \$86,484, which is comparable to the U.S. average \$96,357.

This area has more high school graduates than the national average, 36.3% compared to 27.1% respectively. The percentage of residents who completed some college is also higher than the average for the nation, at 21.1% within five miles of Carlisle Center compared with the 20.4% in the U.S.







Dayton Mall



Austin Landing Shopping Mall

VPD: 71,817

FedEx Distribution Center

Miamisburg High School

Yaskawa America, Inc., Motoman Robotics Div.

Camp Chautauqua



VPD: 128,385

Dayton Wright Brothers Airport (KMGY)

Modula Inc

SPRINGBORO



Great Miami River

Franklin Golf Course

Franklin

Dairy Queen

EMS & Fire Station Under Construction

Carlisle Business Park 40+ Acres

Refresco Beverages

Gross Lumber Co

Atlas Roofing

Carlisle Baseball Association

Carlisle Junior Senior High School



### 5-MILE DEMOGRAPHICS

76,203 Residents | 72,813 Employees  
\$65,748 Average Household Income

### SCHOOLS

Carlisle High School  
Carlisle Junior High School  
Miamisburg High School