

RETAIL SPACE | FOR LEASE

3434 YORK COMMONS BLVD, DAYTON, OH 45414

3,250 SF AVAILABLE | \$25.00 SF/YR



LEASING MEMORANDUM



PROPERTY OVERVIEW

3CRE is excited to offer the prime End Cap space located on York Commons Boulevard. This space is 3,250 Square Feet, conveniently situated just off I-75 offering easy connectivity to I-70, attracting a collective traffic count of over 190,000 cars per day. The subject site is located in the top retail market in North Dayton, anchored by Walmart and Sam's Club. This site is surrounded by national retailers and restaurants that support an ecosystem that offers a wide range of retail and restaurant options for millions of visitors annually.

The space available for lease, previously operating as a bank, offers flexibility for various other business operations. The property includes a three-lane drive-thru for convenient access and service, three private offices, a large conference room, a kitchen, ample storage spaces, and more.

PROPERTY FEATURES

- 3,250 Square Feet Available
- \$25.00 SF/YR (NNN)
- Former Bank Space
- Three-Lane Drive-Thru
- Signage Opportunities
- Shadow Anchored by Walmart and Sam's Club
- Direct Access to I-75
- Over 1,800 Hotel Rooms

KEY STATISTICS

- North Dixie Drive: 16,396 Cars/Day
- I-75: 109,756 cars/day
- I-70: 82,682 cars/day
- Sams Club Annual Visits: 1.7 million
- Walmart Annual Visits: 1.8 million
- 20 Hotels: +/- 1800 Rooms

CINCINNATI

7815 COOPER ROAD, SUITE C
CINCINNATI, OH 45242
513-490-6881

COLUMBUS

9039 ANTARES AVE, E2
COLUMBUS, OH 43240
740-972-8499

NASHVILLE

1033 DEMONBREUN STREET, SUITE 300
NASHVILLE, TN 37203
513-383-8413

KENTUCKY

284 MANHATTAN BLVD, STE. OFFICE
DAYTON, KENTUCKY 41074
513-383-8413



NORTH DIXIE DRIVE
16,396 Cars/Day

| TENANT | |
|--------|---------------------------|
| A | PETLAND |
| B | GAMESTOP |
| C | PEOPLE FIRST STAFFING |
| D | HOWARD HANNA |
| E | LIQUOR AND WINE WAREHOUSE |
| F | AVAILABLE |

3,250

AVAILABLE
3,250 SF



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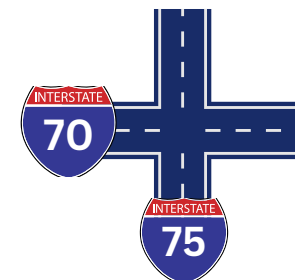
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| | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|-----------|------------|----------|
| POPULATION | 3,968 | 37,073 | 141,462 |
| AVERAGE HOUSEHOLD INCOME | \$76,573 | \$69,250 | \$65,836 |
| NUMBER OF HOUSEHOLDS | 1,718 | 15,950 | 58,578 |
| AVERAGE PERSON PER HOUSEHOLD | 2.3 | 2.3 | 2.4 |
| TOTAL RETAIL EXPENDITURE | \$49.77 M | \$430.20 M | \$1.52 B |
| TOTAL BUSINESSES | 594 | 2,058 | 6,084 |
| TOTAL EMPLOYEES | 6,916 | 20,956 | 60,556 |



ACCESS TO MAJOR HIGHWAYS



HEAVY RETAIL CORRIDOR



HIGH RETAIL EXPENDITURE

MARKET OVERVIEW | BUTLER TOWNSHIP

Benchwood Station | Under Construction

Miller Lane, parallel to North Dixie Drive, will be rebranded to ‘Benchwood Station’ in the first quarter of 2024. Phase 1 of this multi-phased rebranding effort will encompass a \$5.5 million project focused on infrastructure enhancement and beautification. The Benchwood Station project will improve safety, create connectivity, and enhance the visual aesthetics in the area.

Economic Growth | Butler Township

- Butler Township has been experiencing steady economic growth over the past few years, with various industries contributing to the local economy, including manufacturing, healthcare, and retail. The township's diverse economic base offers a stable environment for businesses.
- The retail sector in Butler Township is experiencing growth and diversification, with new developments and establishments. Fast-food restaurants, retail stores, and service providers are expanding the local business landscape and enhancing the township's appeal to residents and visitors alike.



TOP CONSUMER EXPENDITURE CATEGORIES (WITHIN 3 MILES)



FOOD & ALCOHOL



HOME & APPAREL



ENTERTAINMENT & HOBBIES



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3CRE Advisors is a multi-state brokerage that has expertise in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. Contact our Retail Services Group for any of your retail assignments. Visit us at any of our offices listed below or on our website at 3CRE.com

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