

RETAIL SPACE FOR LEASE

3026-3034 Harshman Road

Dayton, OH 45424

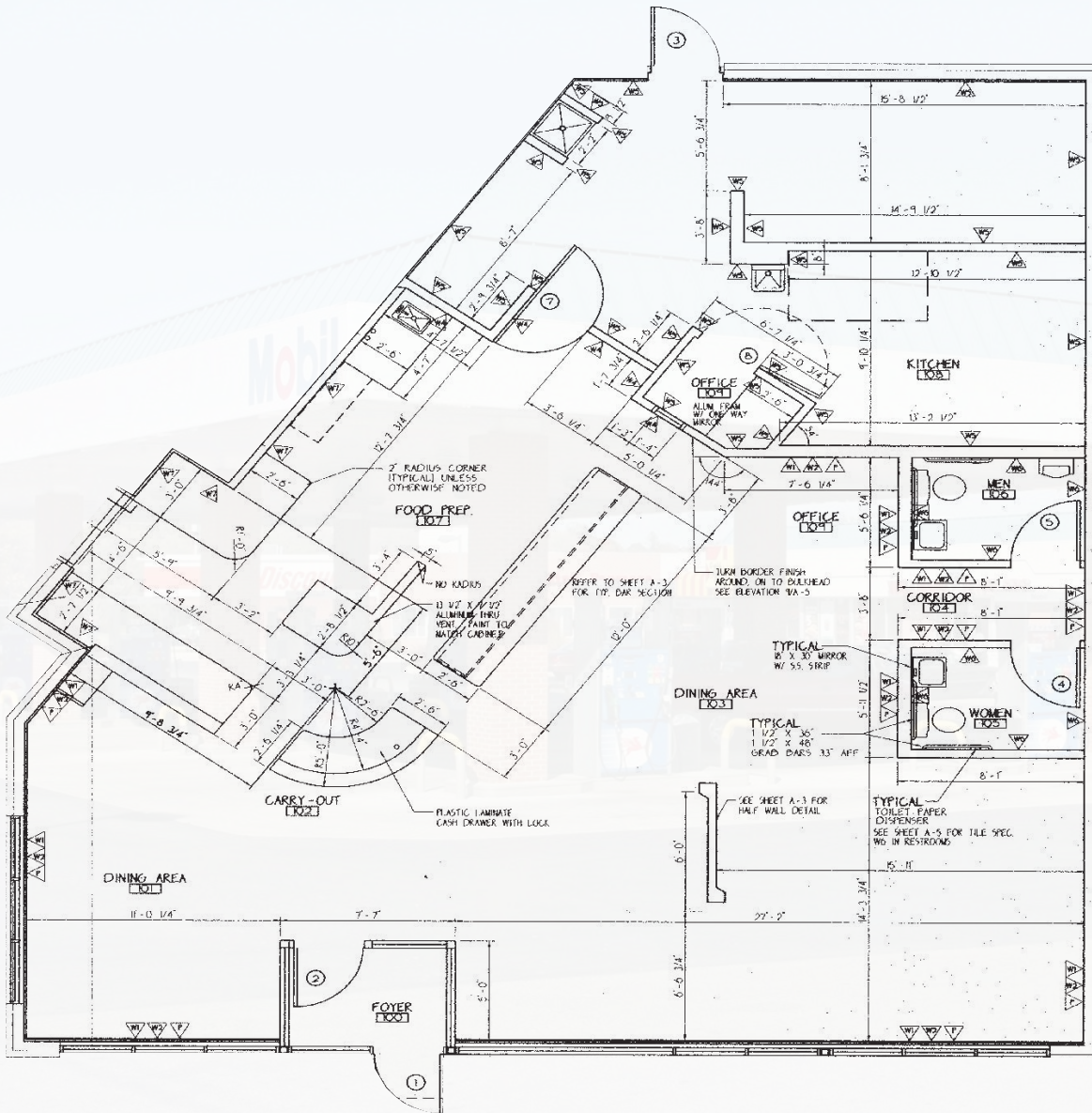


Stewart Devitt
stewart.devitt@lee-associates.com
D 513.588.1115

Dan McDonald
dan.mcdonald@lee-associates.com
D 513.588.1113

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



PROPERTY HIGHLIGHTS

3026-3034 Harshman Road, Dayton, OH

FOR LEASE: 2,002 SF

LEASE RATE: \$3,253.25 Per Month

- Former Gold Star Chili restaurant connected to United Dairy Farmers Retail Center
- Pylon signage available
- Located in strong retail corridor with Burger King, Wendy's, Penn Station, Dunkin' Doughnuts, and Kroger nearby
- Proximity to OH-4 and I-75



	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	7,420	43,634	146,802
	2025 Projected Population	7,440	43,946	146,866
	2010 Census Population	7,374	43,776	142,948
	2000 Census Population	7,187	42,847	150,534
	Projected Annual Growth 2020 to 2025	-	0.1%	-
	Historical Annual Growth 2000 to 2020	0.2%	-	-0.1%
HOUSEHOLDS	2020 Estimated Households	2,896	17,222	59,210
	2025 Projected Households	2,903	17,337	59,193
	2010 Census Households	2,866	17,208	57,260
	2000 Census Households	2,623	16,620	59,887
	Projected Annual Growth 2020 to 2025	-	0.1%	-
	Historical Annual Growth 2000 to 2020	0.5%	0.2%	-
AGE	2020 Est. Population Under 10 Years	13.3%	13.7%	13.3%
	2020 Est. Population 10 to 19 Years	13.7%	12.9%	12.8%
	2020 Est. Population 20 to 29 Years	14.9%	14.4%	16.8%
	2020 Est. Population 30 to 44 Years	19.3%	19.6%	19.4%
	2020 Est. Population 45 to 59 Years	17.7%	17.3%	17.2%
	2020 Est. Population 60 to 74 Years	15.5%	16.2%	15.0%
	2020 Est. Population 75 Years or Over	5.6%	5.9%	5.6%
	2020 Est. Median Age	35.1	35.7	35.3
MARITAL STATUS & GENDER	2020 Est. Male Population	47.5%	48.1%	49.1%
	2020 Est. Female Population	52.5%	51.9%	50.9%
	2020 Est. Never Married	32.5%	33.2%	38.9%
	2020 Est. Now Married	41.2%	42.5%	37.2%
	2020 Est. Separated or Divorced	18.6%	17.8%	18.0%
	2020 Est. Widowed	7.7%	6.5%	5.9%
INCOME	2020 Est. HH Income \$200,000 or More	2.6%	2.6%	2.1%
	2020 Est. HH Income \$150,000 to \$199,999	6.3%	4.9%	3.7%
	2020 Est. HH Income \$100,000 to \$149,999	15.8%	14.7%	11.6%
	2020 Est. HH Income \$75,000 to \$99,999	17.5%	14.4%	13.2%
	2020 Est. HH Income \$50,000 to \$74,999	18.9%	19.0%	19.4%
	2020 Est. HH Income \$35,000 to \$49,999	13.9%	13.7%	14.4%
	2020 Est. HH Income \$25,000 to \$34,999	8.8%	10.6%	10.7%
	2020 Est. HH Income \$15,000 to \$24,999	8.1%	9.2%	9.7%
	2020 Est. HH Income Under \$15,000	8.3%	10.9%	15.1%
	2020 Est. Average Household Income	\$79,450	\$75,359	\$66,103
	2020 Est. Median Household Income	\$64,140	\$60,792	\$52,982
	2020 Est. Per Capita Income	\$31,013	\$29,766	\$26,877
	2020 Est. Total Businesses	133	1,236	5,054
	2020 Est. Total Employees	868	18,857	79,282

