SPRINGBORO PIKE SHOPPING CENTER - FOR LEASE

452 SPRINGBORO PIKE, DAYTON, OH 45449

PREPARED BY

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// DASHBOARD

PROPERTY HIGHLIGHTS

Address	452 Springboro Pike West Carrollton, OH 45449
Location	I-75 & Springboro Pike
Area Retailers	Dayton Mall, Rave Cinema, Lowe's Home Depot, Krogers, National Brands, Restaurants and Hospitality
Demographics	$67,000 House. Income (3 miles) 61,000 Population (3 miles)
Market	Dayton
Submarket	Miamisburg
Traffic Count	34,000
Parking Space	120+ Spaces
Signage	25 Foot Pylon
Ingress/Egress	Two way & at Traffic Light

SPACE DETAILS

Lease Rate:	$12 per square foot (Base) $3 per square foot (Op Ex)
Lease Type:	NNN

TENANT ROSTER

Space	Tenant	Sq Ft	Use
A	Available (End Cap)	5,300	Vacant
B	It All Hair	3,024	Hair Salon
C	Geico	3,510	Insurance
D	Pure Couture	7,712	Retail/Clothing
E	State Farm	2,040	Insurance
F	Unified Developers	1,600	Developers
G	Available (Inline)	3,814	Vacant
H	Lumber Liquators	8,000	Retail/Flooring

SPACES ARE DIVISIBLE

// SITE PLAN

Space	Tenant	Sq. Ft.
A	Available	5,300
B	Its All Hair	3,024
C	Geico	3,510
D	Pure Couture	7,712
E	State Farm	2,040
F	Unified	1,600
G	Available	3,814
H	Lumber Liquidators	8,000
Total Sq. Ft.		35,000

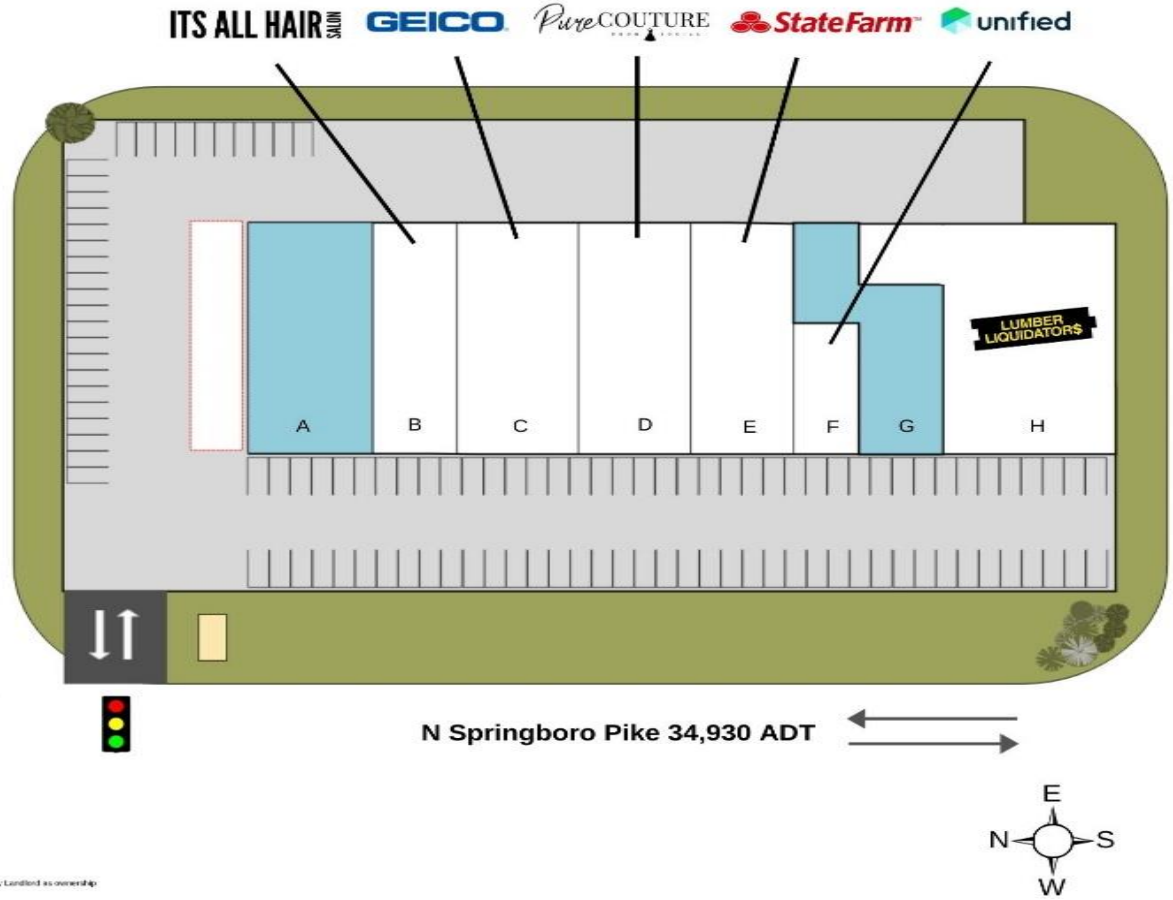
Site Legend

- Available
- Monument Sign
- Leased
- Patio Potential

155 Parking Spaces Available

1 Ingress/Egress Point at Traffic Light

Spaces can be subdivided

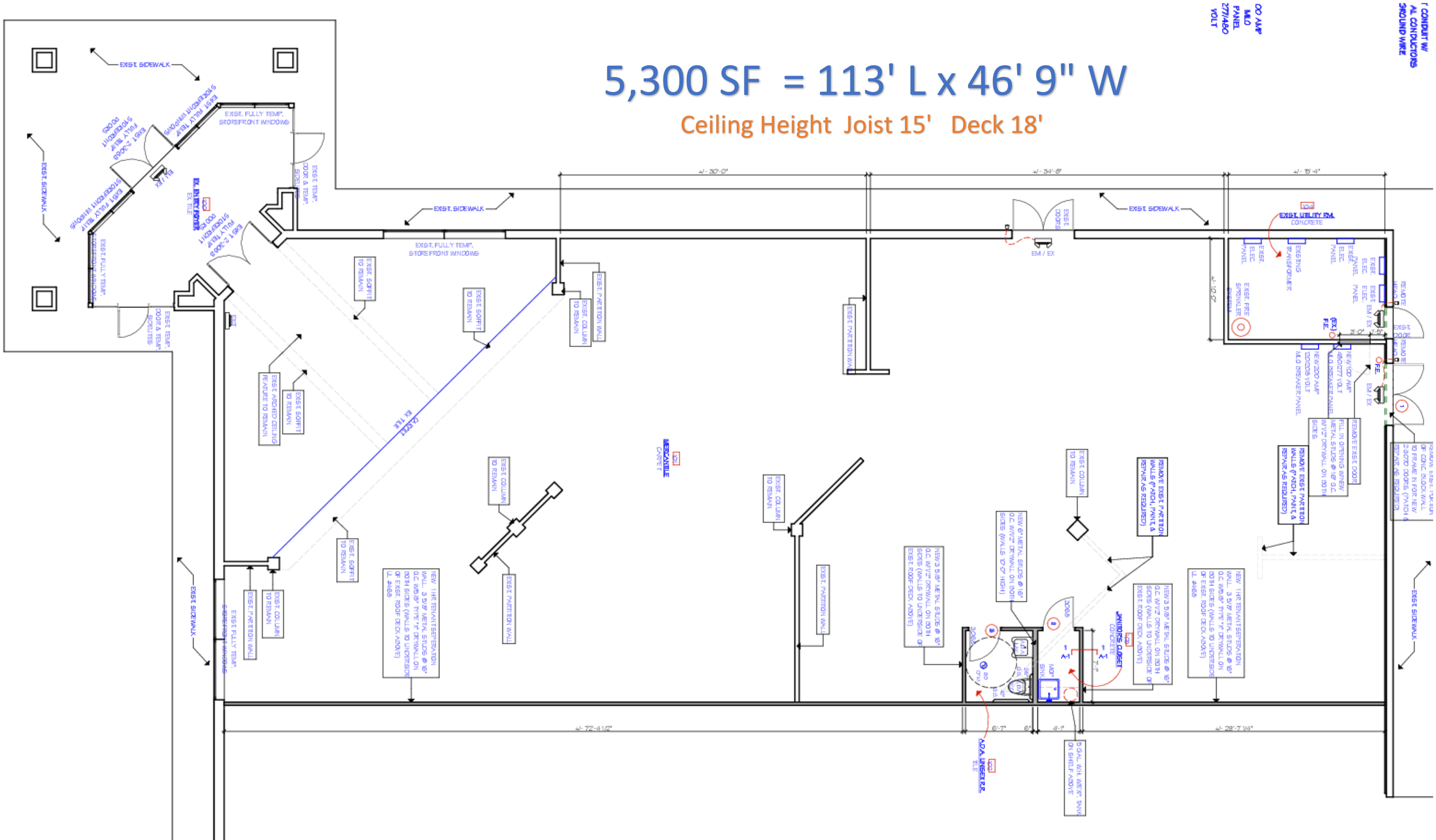


Disclaimer: This site plan is for general information purposes only and not intended to constitute representations and warranties by Landlord as ownership of real property depicted herein or the identity or nature of occupants thereof.

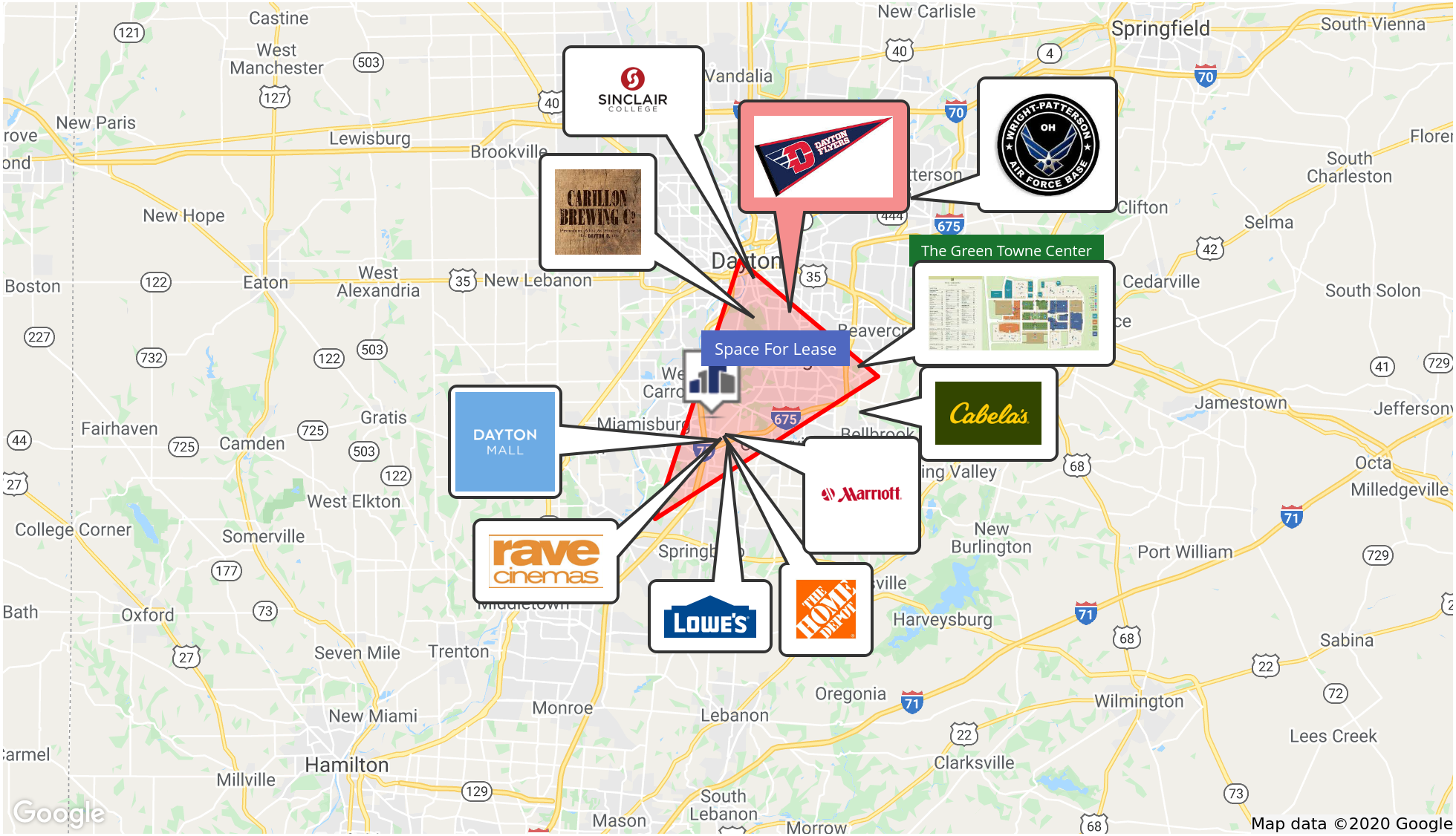
// FLOOR PLAN - END CAP

5,300 SF = 113' L x 46' 9" W

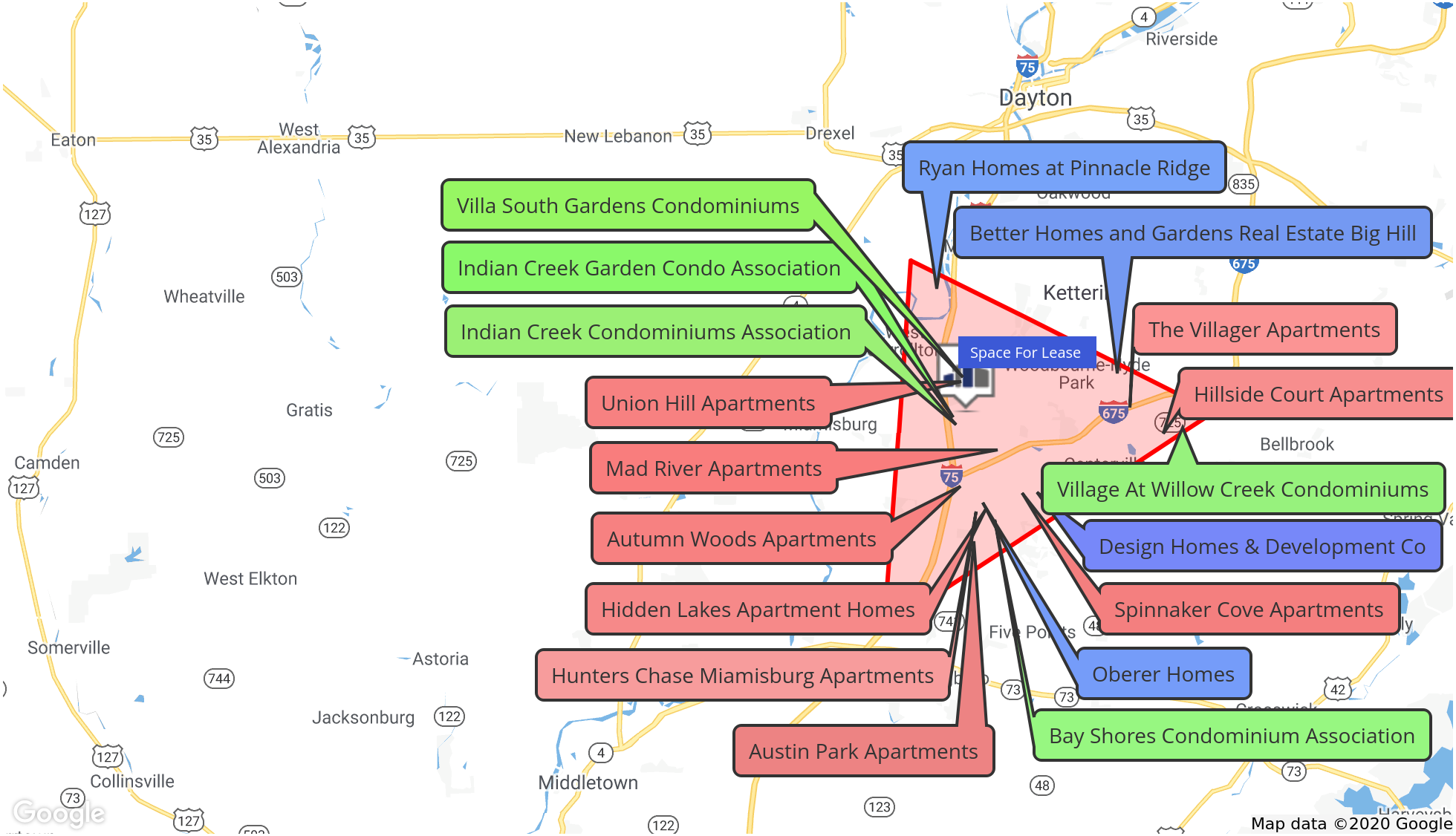
Ceiling Height Joist 15' Deck 18'



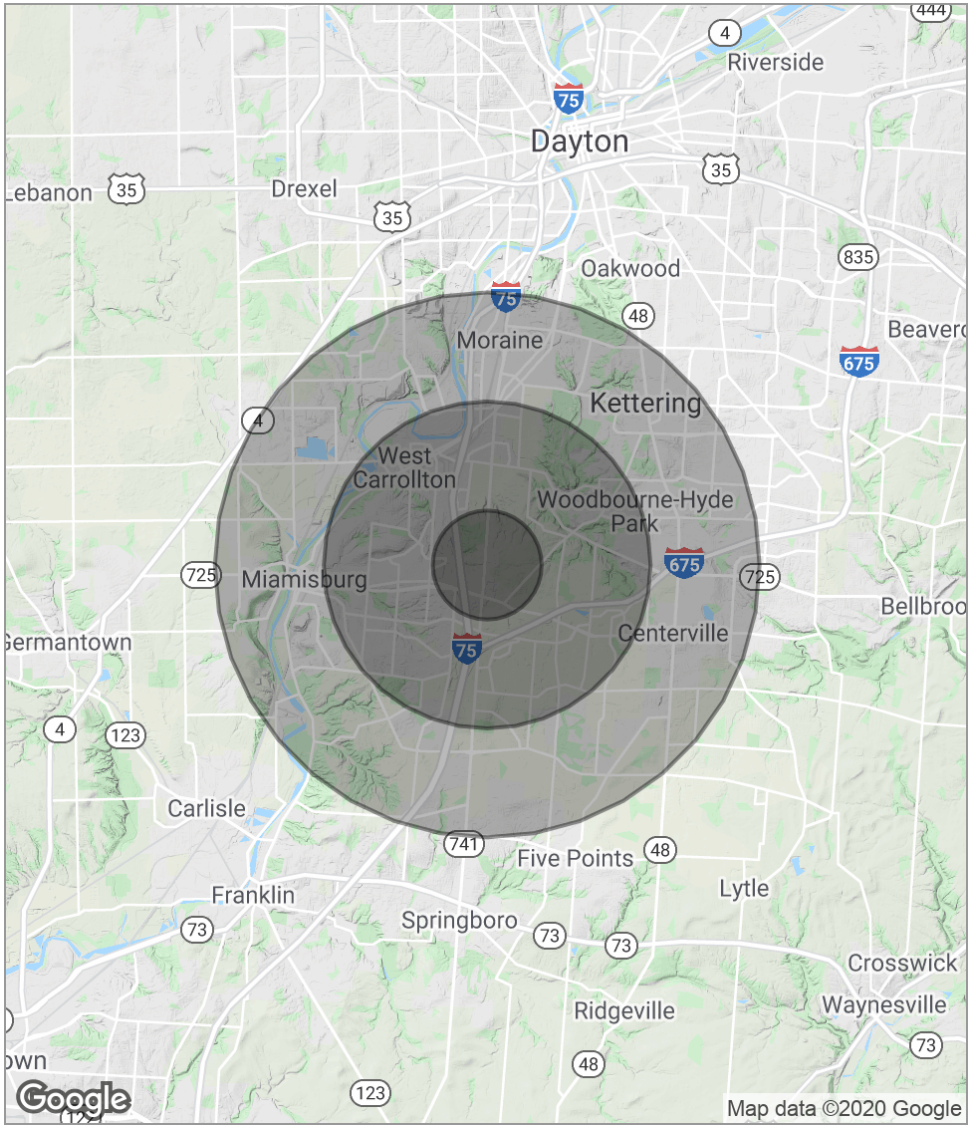
// RETAILER MAP



// HOUSEHOLD MAP



// DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,003	60,557	137,450
Median age	41.7	39.4	40.4
Median age (Male)	41.0	38.7	39.5
Median age (Female)	42.2	39.9	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,841	26,673	59,089
# of persons per HH	2.1	2.3	2.3
Average HH income	$61,077	$66,881	$71,762
Average house value	$140,186	$174,193	$192,618

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	3.2%	2.4%	1.9%

RACE (%)			
White	84.6%	86.5%	87.8%
Black	8.6%	6.9%	5.9%
Asian	2.9%	3.3%	3.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.0%	0.0%
Other	3.2%	1.5%	1.3%

** Demographic data derived from 2010 US Census*