



FOR LEASE

Carlisle Center

500 Central Avenue
Carlisle, OH 45005

1,000 SF
AVAILABLE

\$12.00
SF/YR

Tori Mathews
Director of Asset Management
210-801-8514 (Direct)
tori@spigelproperties.com

Spigel Properties
70 N.E. Loop 410
Suite 185, San Antonio, TX 78216
947.941.1908

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

Property Overview

1,000 SF
AVAILABLE SF

\$12
ASKING RATE SF/YR

7.78
LOT SIZE

1995
BUILDING SQFT

44,700 SF
GROSS LEASABLE AREA
(GLA)

1821382
PARCEL ID

Fee Simple
OWNESHIP

EXECUTIVE SUMMARY

- Dollar General & Goodwill anchored retail center
- Dollar General location ranked in Top 2% nationally and in Ohio ([Placer.ai](#))
- Additional +/- 1.9 acre outlot available
- Nearly 75,000 residents and 72,000 employees within a 5-mile radius
- Situated along Central Avenue (OH-123) offering great visibility and signage
- 20 miles south of downtown Dayton | 40 miles north of Cincinnati | 100 miles east of Indianapolis

PROPERTY HIGHLIGHTS

Prominent signage opportunities with high visibility from major roadways

Attractive storefront facade with large display windows and modern architectural finishes

Situated on 7.78 acres with room for additional pad sites or outparcel development

1995 square feet of well-configured retail space with high ceilings and abundant natural light

ACCESSIBILITY

AIRPORTS

Dayton International Airport	22.8 mi
Butler County Regional Airport - Hogan Field	18.7 mi
Lumberton Airport (OH77)	24.5 mi



1,000 SF AVAILABLE

FOR SALE SEPARATELY
+/- 1.9 ACRES

Space Available

#514

\$12 SF/Yr

SF AVAILABLE

1,000 SF

TYPE

NNN

TERM

Negotiable

USE

Retail

Photo Gallery



Market Overview



POPULATION 4,915	AREA 3,729,998.2 sq mi
ELEVATION 699 ft	COUNTY Ohio
STATE Ohio	

Market Overview: Carlisle, OH

Carlisle is a city in Warren and Montgomery counties in the southwestern part of Ohio, United States. The population was 5,501 the 2020 census. The Warren County portion of Carlisle is part of the Cincinnati metropolitan area, while the Montgomery County portion is part of the Dayton metropolitan area.

Local hospital include Miami Valley, Kettering Medical Center and Dayton's 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.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	4,589	Population	24,142	Population	78,659
Median HH Income	\$72,179	Median HH Income	\$68,561	Median HH Income	\$79,216
Households	1,889	Households	9,901	Households	32,114

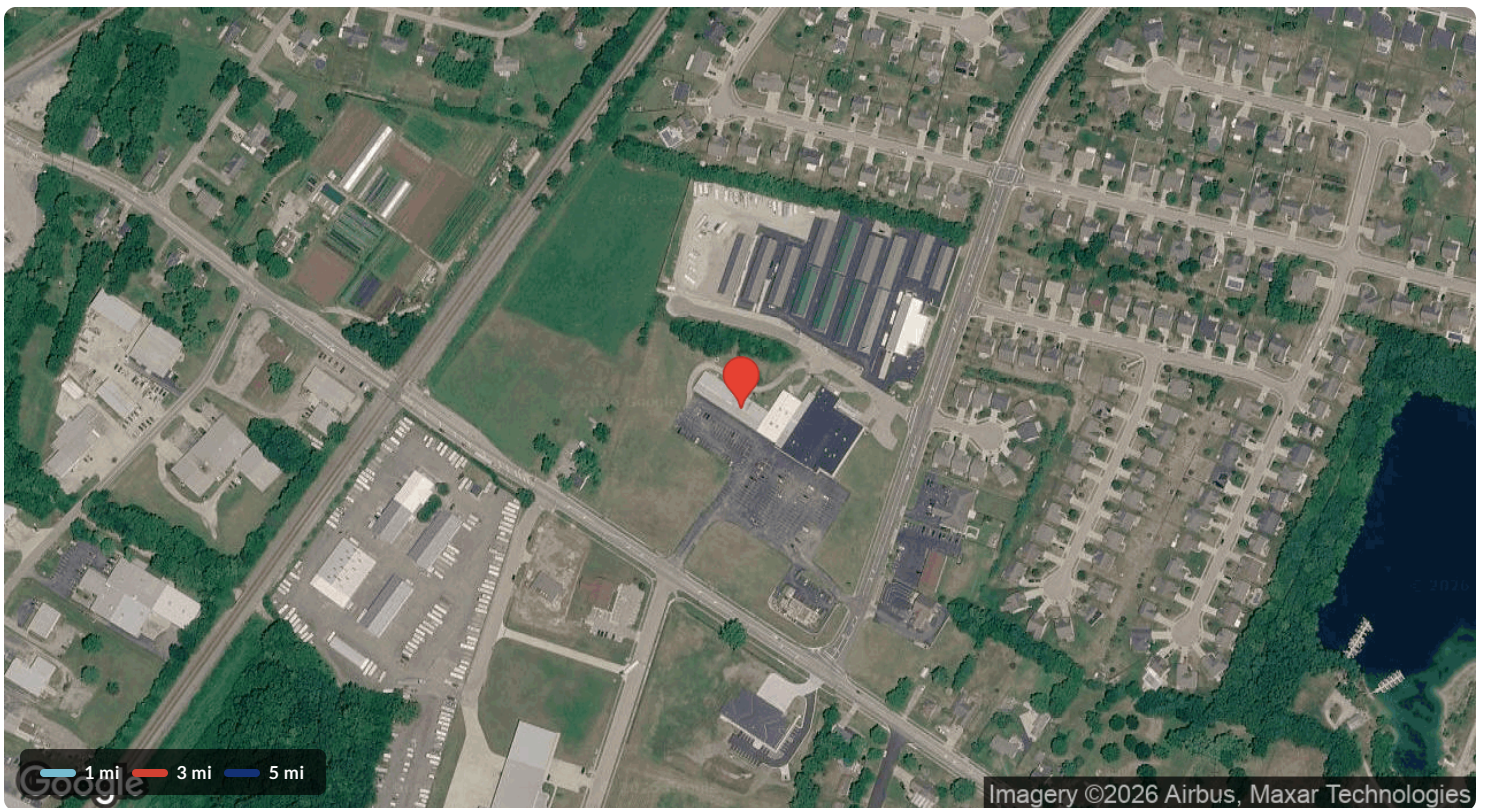
Source: ESRI / ArcGIS Business Analyst



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,844	22,202	70,089
2010 Population	3,773	22,697	74,316
2025 Population	4,589	24,142	78,659
2030 Population	4,798	24,923	80,134
2025-2030 Growth Rate	0.89%	0.64%	0.37%
2025 Daytime Population	3,843	19,992	72,481

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	1,480	8,540	27,245	less than \$15,000	219	1,174	2,446
2010 Total Households	1,481	8,814	29,285	\$15,000-\$24,999	167	692	1,888
2025 Total Households	1,889	9,901	32,114	\$25,000-\$34,999	99	633	1,918
2030 Total Households	1,990	10,316	32,954	\$35,000-\$49,999	217	1,242	3,624
2025 Avg. Household Size	2.41	2.42	2.43	\$50,000-\$74,999	269	1,569	5,356
2025 Owner Occupied Housing	1,363	6,921	23,114	\$75,000-\$99,999	164	1,140	3,918
2030 Owner Occupied Housing	1,455	7,327	24,043	\$100,000-\$149,999	507	2,057	6,993
2025 Renter Occupied Housing	526	2,980	9,000	\$150,000-\$199,999	145	890	3,170
2030 Renter Occupied Housing	535	2,989	8,911	\$200,000 or greater	103	504	2,801
2025 Vacant Housing	57	486	2,000	Median HH Income	\$72,179	\$68,561	\$79,216
2025 Total Housing	1,946	10,387	34,114	Average HH Income	\$93,935	\$86,987	\$101,261



Source: ESRI / ArcGIS Business Analyst

Carlisle Center

500 Central Avenue, Carlisle, OH, 45005

PRESENTED BY



Tori Mathews

Director of Asset Management

210-801-8514 tori@spigelproperties.com



Mary Brown

614-360-2030 mary@spigelproperties.com

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

Spigel Properties

70 N.E. Loop 410

Suite 185, San Antonio, TX 78216

947.941.1908

DISCLAIMER