

FOR LEASE

AIRWAY SHOPPING CENTER

4878-4930 Airway Rd & 104-194 Woodman Dr, Dayton, OH 45431



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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES

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AVAILABLE:

Suite 146	9,000 SF	\$14.00 NNN
Suite 164	30,000 SF	\$10.00 NNN
Suite 4912 & 4920	Up to 30,000 SF	\$10.00 NNN

0.52 Acres for Ground Lease

PROPERTY INFORMATION:

- Excellent leasing opportunity in a well-established retail center
- Versatile layout suitable for retail, service, or neighborhood businesses
- High visibility with prominent signage opportunities
- Ample parking and multiple access points for customer convenience
- Flexible space design allows for customization to meet specific business needs
- Steady foot traffic from existing tenants and visitors
- Functional design ideal for a variety of business uses

TRAFFIC COUNTS:

- Airway Road – 16,531 VPD
- Harshman Avenue – 28,515 VPD



SITE PLAN

GROUND LEASE

PAD AVAILABLE
0.52 AC

AVAILABLE:
9,000 SF

AVAILABLE:
30,000 SF

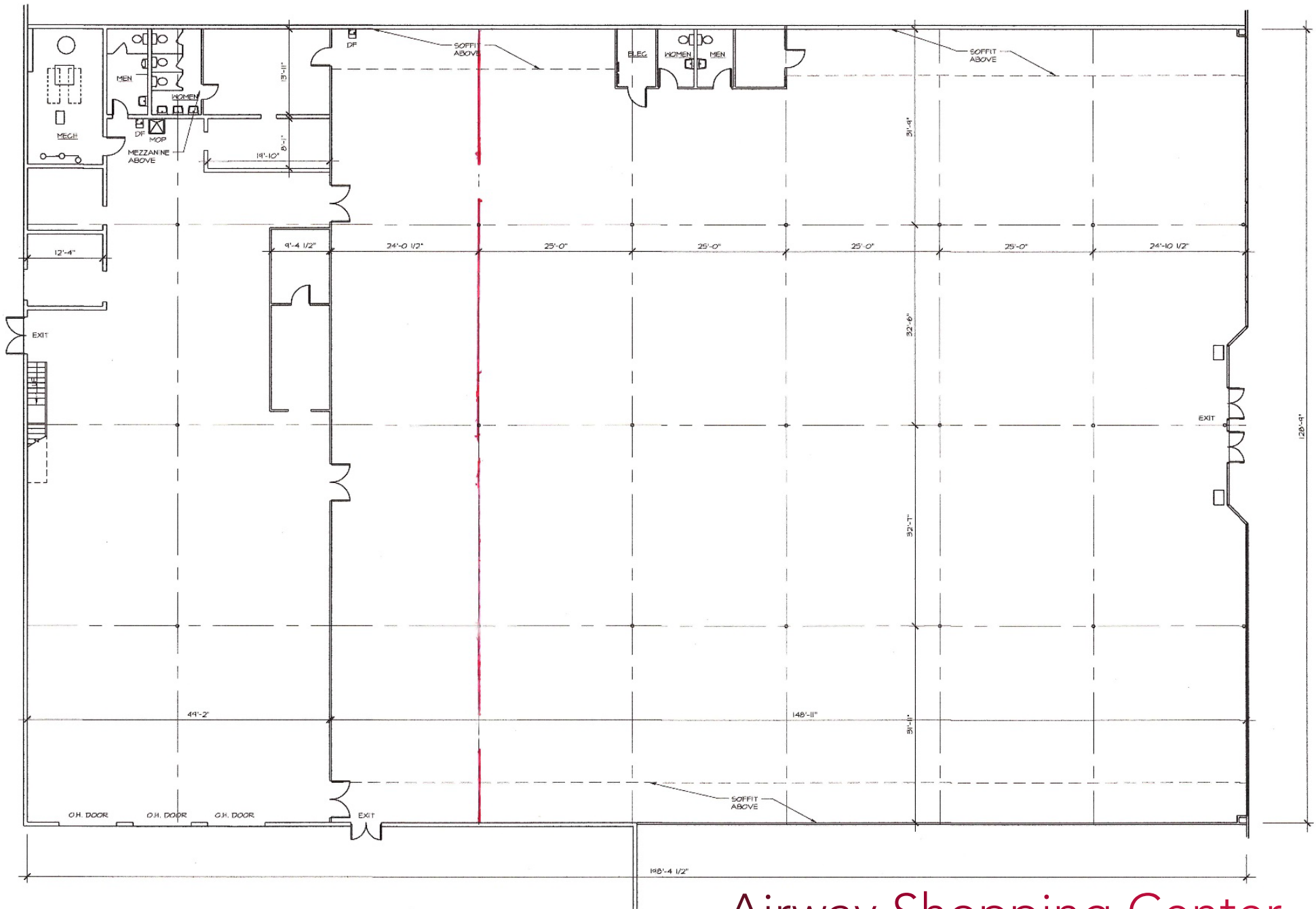
AVAILABLE:
4,000 SF

AVAILABLE:
26,000 SF



Airway Shopping Center

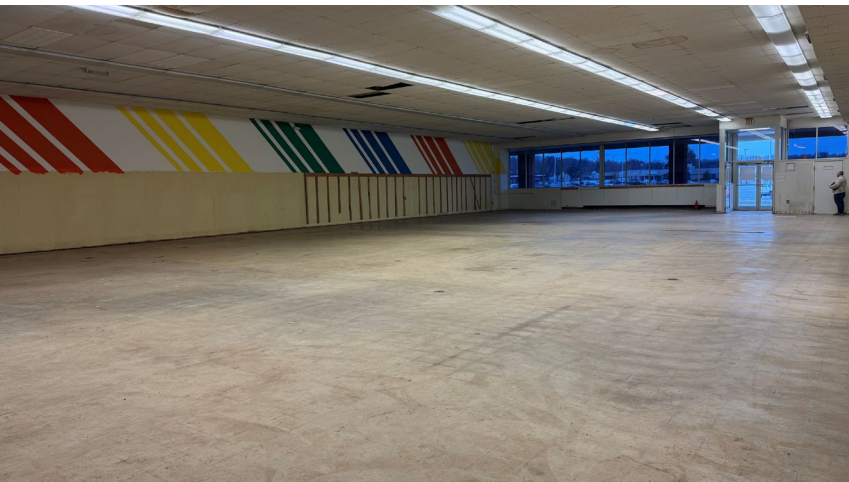
26,000 SF FLOOR PLAN – FORMER SALVATION ARMY



Airway Shopping Center

9,000 SF FLOOR PLAN – FORMER RITE AID

ADJACENT TENANT SPACE

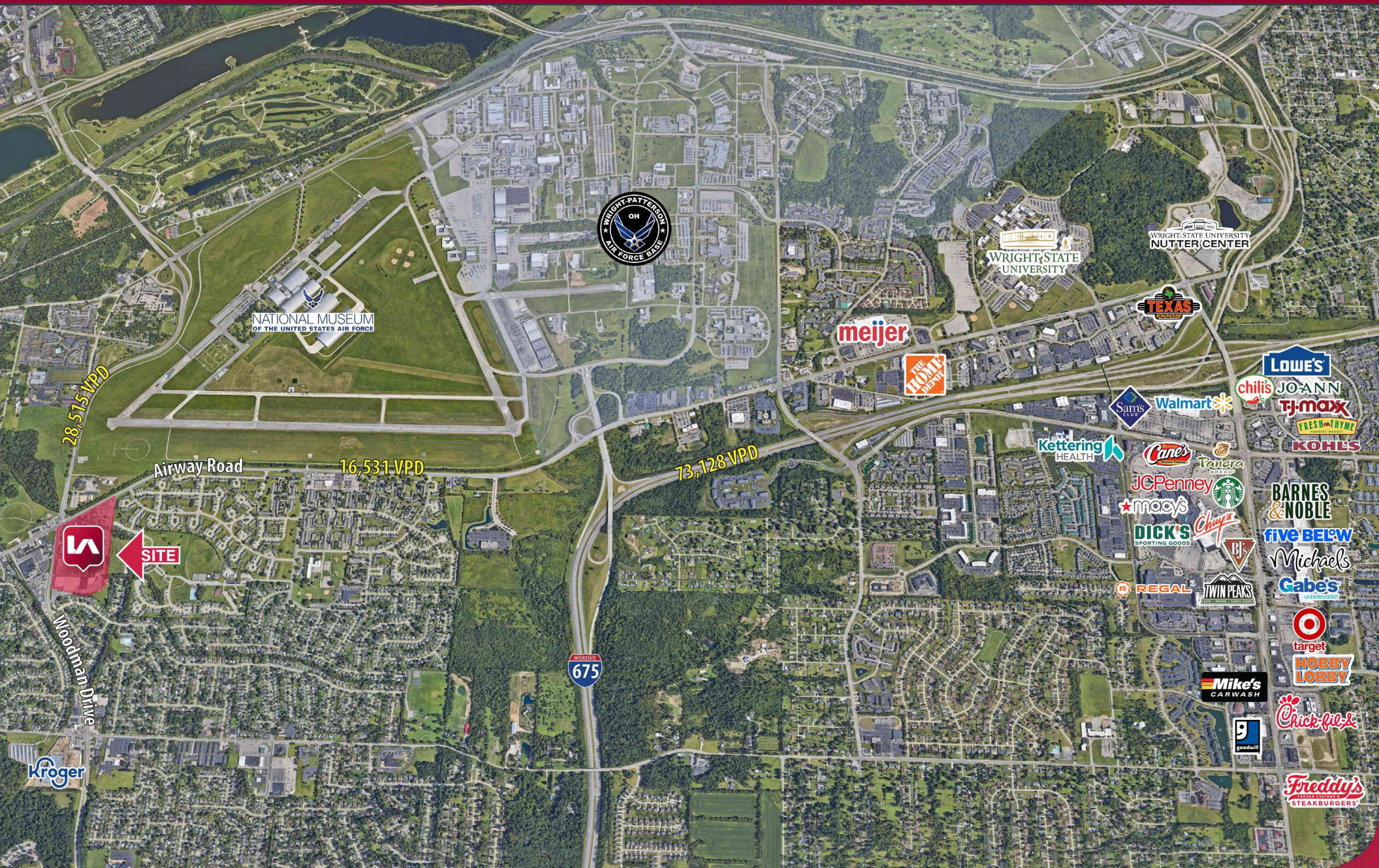


AERIAL PICTURES

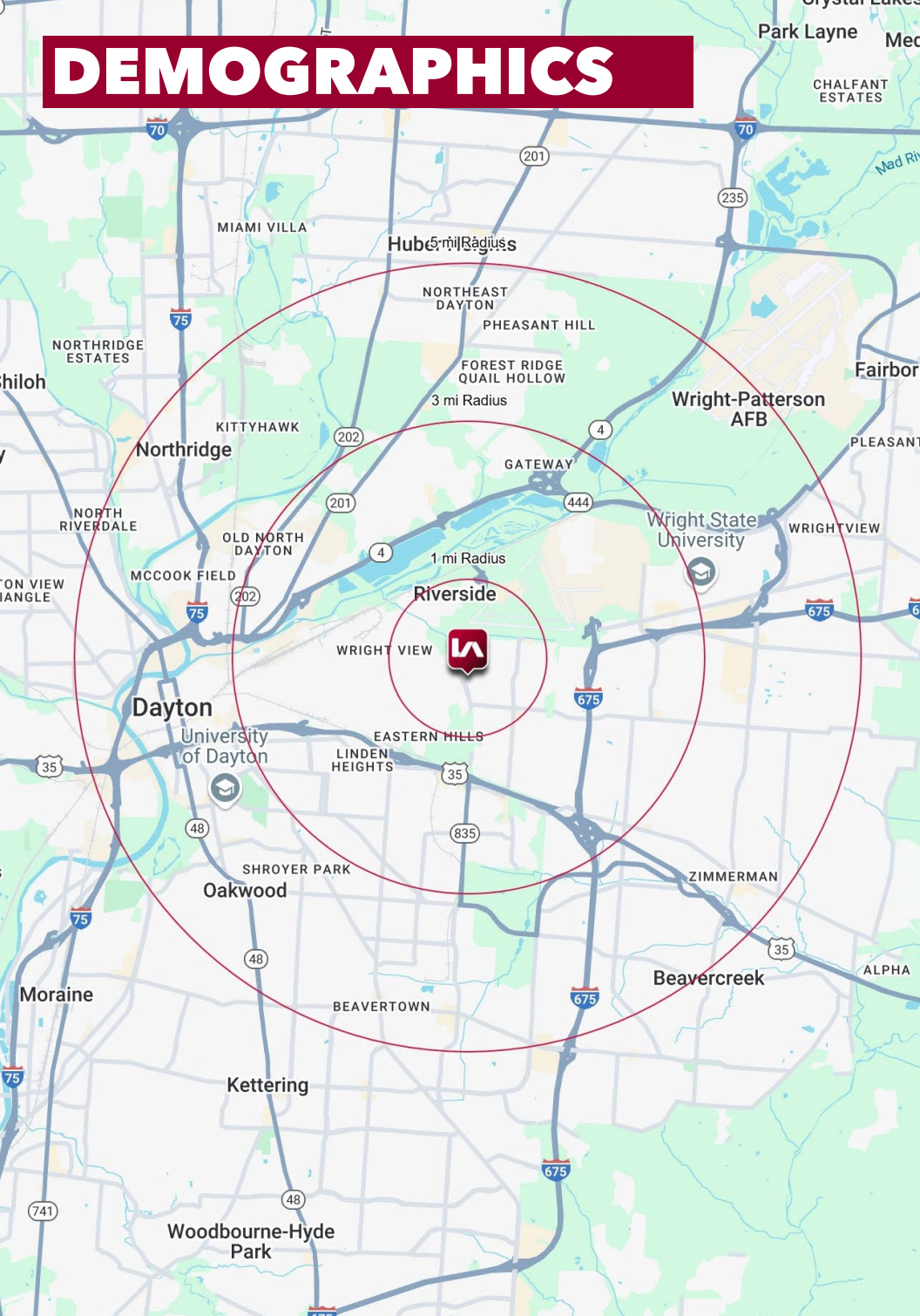
AIRWAY SHOPPING CENTER



AERIAL AIRWAY SHOPPING CENTER



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	12,601	83,222	196,610
2029 Projected Population	12,662	83,048	196,175
2020 Census Population	12,382	80,868	195,197
2010 Census Population	12,859	82,177	196,142
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	-0.1%	-	-
HOUSEHOLDS			
2024 Estimated Households	5,455	35,589	83,815
2029 Projected Households	5,395	35,171	83,075
2020 Census Households	5,272	34,473	81,712
2010 Census Households	5,322	34,193	80,037
Projected Annual Growth 2024 to 2029	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2024	0.2%	0.3%	0.3%
AGE			
2024 Est. Population Under 10 Years	14.2%	13.1%	11.8%
2024 Est. Population 10 to 19 Years	11.6%	12.0%	12.9%
2024 Est. Population 20 to 29 Years	20.2%	16.7%	17.2%
2024 Est. Population 30 to 44 Years	21.6%	22.0%	20.7%
2024 Est. Population 45 to 59 Years	14.3%	16.5%	16.5%
2024 Est. Population 60 to 74 Years	12.9%	14.4%	15.1%
2024 Est. Population 75 Years or Over	5.1%	5.3%	5.8%
2024 Est. Median Age	33.1	34.9	35.7
MARITAL STATUS & GENDER			
2024 Est. Male Population	50.1%	50.8%	52.1%
2024 Est. Female Population	49.9%	49.2%	47.9%
2024 Est. Never Married	39.0%	40.4%	40.6%
2024 Est. Now Married	41.2%	34.4%	36.2%
2024 Est. Separated or Divorced	15.0%	19.4%	18.1%
2024 Est. Widowed	4.8%	5.8%	5.1%
INCOME			
2024 Est. HH Income \$200,000 or More	1.2%	2.7%	5.3%
2024 Est. HH Income \$150,000 to \$199,999	2.6%	4.4%	6.4%
2024 Est. HH Income \$100,000 to \$149,999	11.6%	12.1%	13.5%
2024 Est. HH Income \$75,000 to \$99,999	17.3%	13.8%	14.1%
2024 Est. HH Income \$50,000 to \$74,999	24.2%	20.2%	18.7%
2024 Est. HH Income \$35,000 to \$49,999	14.0%	13.9%	12.8%
2024 Est. HH Income \$25,000 to \$34,999	9.6%	10.3%	8.9%
2024 Est. HH Income \$15,000 to \$24,999	11.6%	10.5%	8.7%
2024 Est. HH Income Under \$15,000	7.9%	12.0%	11.7%
2024 Est. Average Household Income	\$67,117	\$68,519	\$81,100
2024 Est. Median Household Income	\$55,563	\$57,380	\$66,573
2024 Est. Per Capita Income	\$29,055	\$29,404	\$34,841
2024 Est. Total Businesses	194	2,120	7,037
2024 Est. Total Employees	1,784	29,208	99,251