



FOR LEASE

Broadmoor Plaza - Copy

836 E MAIN ST
TROTWOOD, OH 45426

3,372 - 18,000 SF AVAILABLE	\$0.41 SF/YR	6 SPACES
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Property Overview

3,372 - 18,000
SF
AVAILABLE SF

\$0.41
ASKING RATE SF/YR

6
SPACES AVAILABLE

13.37
LOT SIZE

51,740 SqFt
BUILDING SQFT

H33 00214 0005
PARCEL ID

Commercial
ZONING TYPE

Montgomery
COUNTY

740.00 Ft
FRONTAGE

39.796390,-84.29
7667
COORDINATES

EXECUTIVE SUMMARY

- Broadmoor Plaza is a 51,740 square feet center located on Main St, in the City of Trotwood, OH, a suburb of Dayton. The center is within walking distance of National retail stores such as Subway, Dollar General, and the Metro Library. Broadmoor Plaza is a great neighborhood shopping center that has been serving the Trotwood community for decades. The center offers prominent frontage and signage opportunities and a strong daytime population of 88,266. Broadmoor Plaza has great exposure on Trotwood's Retail Corridor and provides easy access to parking and stores with multiple ingress & egress points within the property.

Situated in one of TROTWOOD's premier retail corridors, Broadmoor Plaza offers high-visibility space ideal for retailers and service providers.

PROPERTY HIGHLIGHTS

- Excellent Visibility from Main St and Surrounding Businesses.
- Located in an Opportunity Zone
- Adjacent new construction includes East Main Street Apartments, Dayton Metro Library, and the Montgomery County Courthouse.
- 18,000 SF Former Grocer Space Available.
- Max contiguous space of 40,000 + SF
- 13 Acre Lot Offers Ample Parking & Development Opportunities
- Covered Sidewalk Along Entire Store Frontage.

ACCESSIBILITY

TRANSIT

Free Pike @ Olive	0.3 mi
Main @ Beardsley	124 ft
Main @ Beardsley	0.1 mi

AIRPORTS

Dayton International Airport	8.4 mi
Springfield-Beckley Municipal Airport	24.3 mi
Dayton Transportation Center Heliport	6.4 mi

HIGHWAYS

Northwest Connector	0.9 mi
SR 49	1.8 mi
Salem Avenue	1.8 mi
C.J McIn Jr. Expressway	3.7 mi

Space Available

#830

NEGOTIABLE

SF AVAILABLE

18,000 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#834

NEGOTIABLE

SF AVAILABLE

3,372 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#838

NEGOTIABLE

SF AVAILABLE

3,549 SF

TERM

—

TYPE

NNN

USE

Retail

#818

NEGOTIABLE

SF AVAILABLE

10,500 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

#828

NEGOTIABLE

SF AVAILABLE

5,250 SF

TERM

Negotiable

TYPE

NNN

USE

Retail

Pad

\$0.41 SF/Yr

SF AVAILABLE

—

TERM

Negotiable

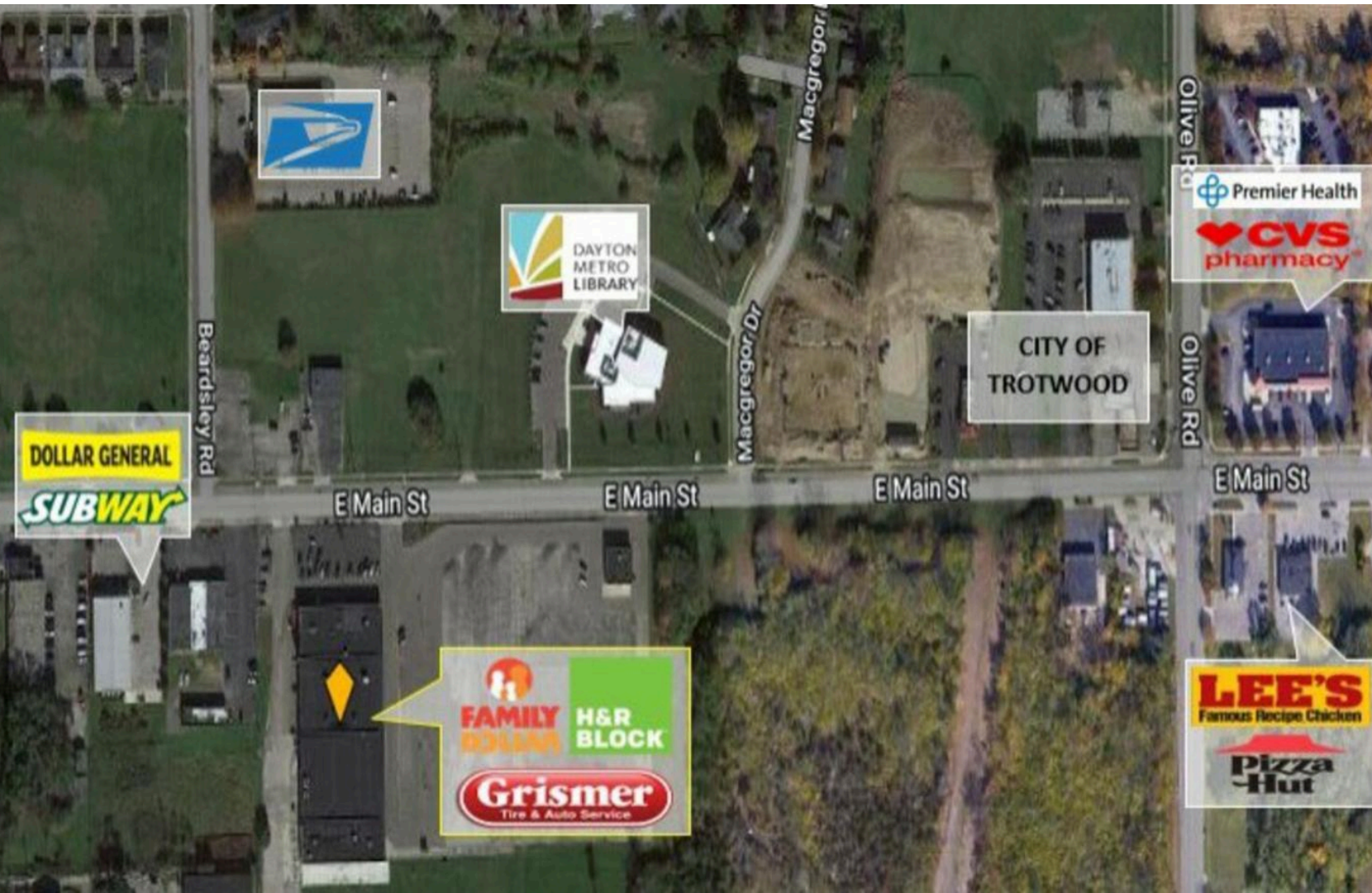
TYPE

Ground

USE

Retail

3.00 AC



Market Overview



Trotwood is a city in Montgomery County, Ohio, United States, and is a suburb of Dayton. The population was 23,070 at the 2020 census. Trotwood is a part of the Dayton Metropolitan Statistical Area, with a population of 814,049. The City of Trotwood is positioned perfectly between the crossroads of America (I-70 & I-75), giving businesses and the city many opportunities for growth and development. Trotwood's close proximity to major metropolitan areas such as Dayton, Columbus, and Cincinnati makes Trotwood an ideal hub for business growth.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	4,235	Population	32,302	Population	105,176
Median HH Income	\$54,331	Median HH Income	\$46,691	Median HH Income	\$51,077
Households	1,848	Households	14,501	Households	45,684

Source: ESRI / ArcGIS Business Analyst

3.00 AC



AVAILABLE 3,549 SF

AVAILABLE 3,372 SF

AVAILABLE
18,000 SF

AVAILABLE 5,250 SF

AVAILABLE
10,500 SF

H&R BLOCK



E Main St

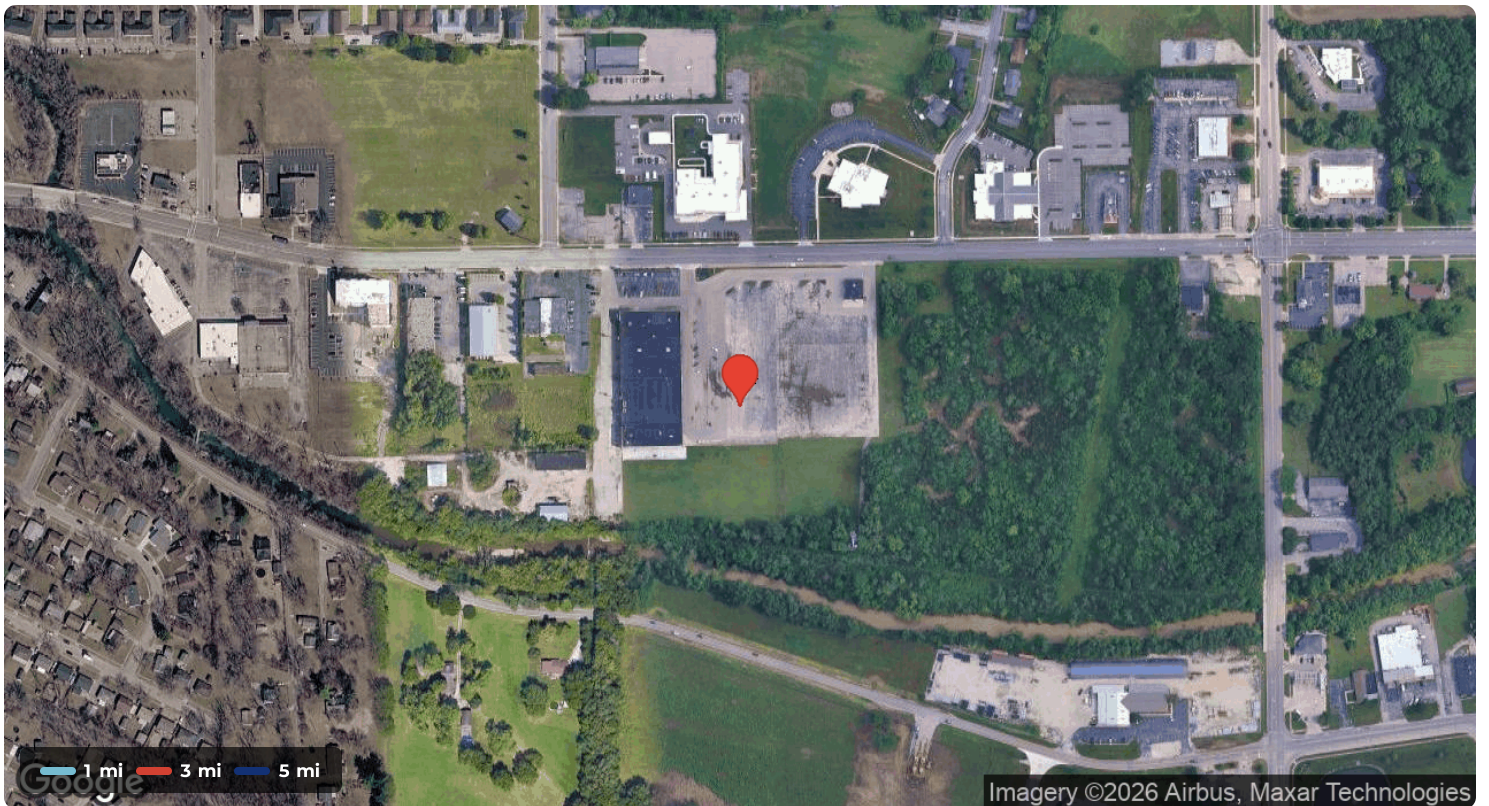
E Main St

E Main St

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,846	39,764	129,572
2010 Population	4,308	34,371	111,518
2025 Population	4,235	32,302	105,176
2030 Population	4,194	32,055	104,681
2025-2030 Growth Rate	-0.19 %	-0.15 %	-0.09 %
2025 Daytime Population	4,003	27,945	89,331

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	1,942	16,153	52,832	less than \$15,000	292	2,715	7,095
2010 Total Households	1,802	14,758	46,738	\$15,000-\$24,999	101	1,417	4,370
2025 Total Households	1,848	14,501	45,684	\$25,000-\$34,999	191	1,328	4,243
2030 Total Households	1,839	14,451	45,631	\$35,000-\$49,999	245	2,368	6,689
2025 Avg. Household Size	2.29	2.21	2.27	\$50,000-\$74,999	420	2,701	8,755
2025 Owner Occupied Housing	1,149	7,336	25,204	\$75,000-\$99,999	198	1,374	4,988
2030 Owner Occupied Housing	1,187	7,516	25,664	\$100,000-\$149,999	280	1,656	5,156
2025 Renter Occupied Housing	699	7,165	20,480	\$150,000-\$199,999	90	578	2,437
2030 Renter Occupied Housing	652	6,935	19,967	\$200,000 or greater	30	364	1,951
2025 Vacant Housing	148	2,363	7,804	Median HH Income	\$54,331	\$46,691	\$51,077
2025 Total Housing	1,996	16,864	53,488	Average HH Income	\$68,663	\$62,439	\$70,300



Source: ESRI / ArcGIS Business Analyst

Gallery Page 1 (continued)



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PRESENTED BY



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Mary Brown

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**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

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DISCLAIMER