

8010-18 MCEWEN ROAD
WASHINGTON TOWNSHIP, OHIO 45458

Potential for Drive-
Thru Window



PROPERTY DESCRIPTION

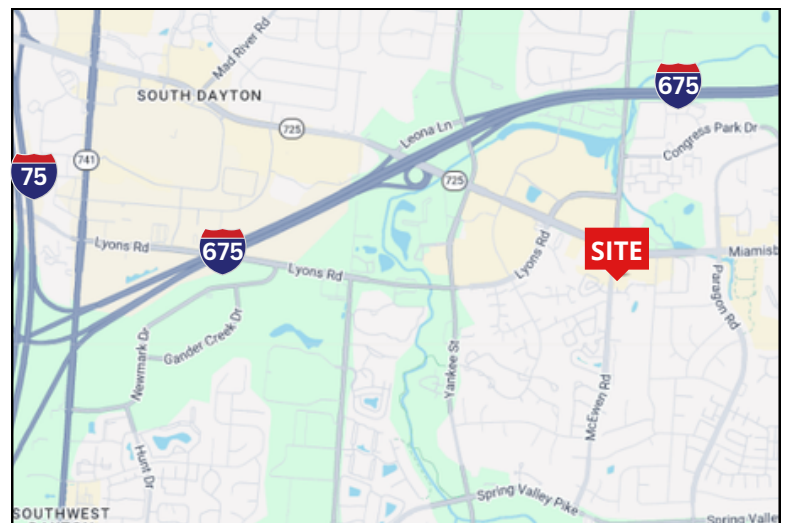
Conveniently located at State Route 725 and McEwen Road, minutes to I-675 and I-75. **Rarely available suite in prime retail center** across from Whole Foods Development.

PROPERTY HIGHLIGHTS

- McEwen Center is an 11,600 sq. ft. center situated on 1.23 acres, across from the Whole Foods Development, in the heart of **Washington Township's largest trade area**
- Located at two arterial streets with strong traffic volume:
 - State Route 725 – **25,252 vehicles per day**
 - McEwen Road – **8,056 vehicles per day**
- Sidewalks provide **strong pedestrian access** from surrounding neighborhoods
- Surrounded by restaurants, office complexes, banking, and hundreds of thousands of square feet of retail,
- Parking: **70+ spaces available** in front, side, and rear of the building
- Located in Washington Township, **no city income tax!**

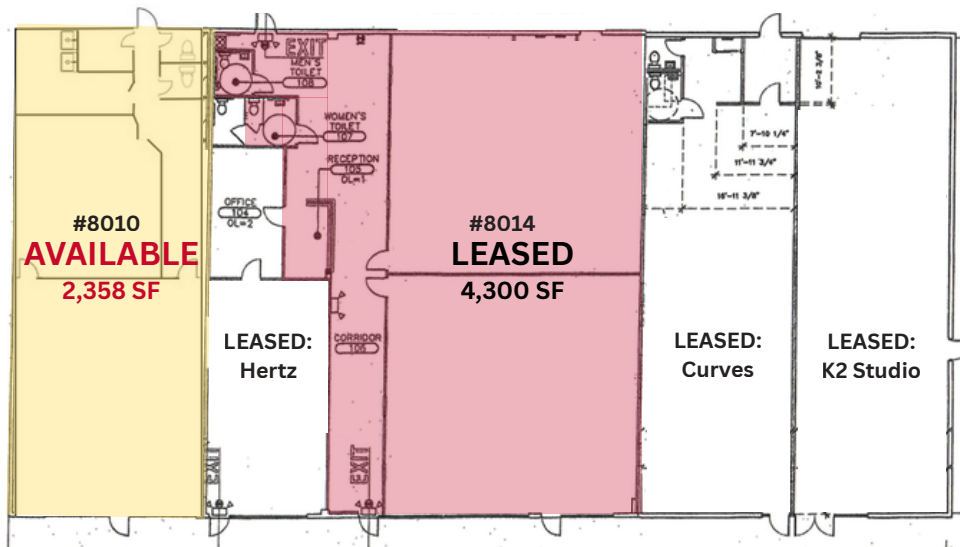
AVAILABLE SUITE

#8010: 2,358 sq. ft. end-cap space with ability for drive-thru window



8010-18 MCEWEN ROAD
WASHINGTON TOWNSHIP, OH 45458

SITE PLAN

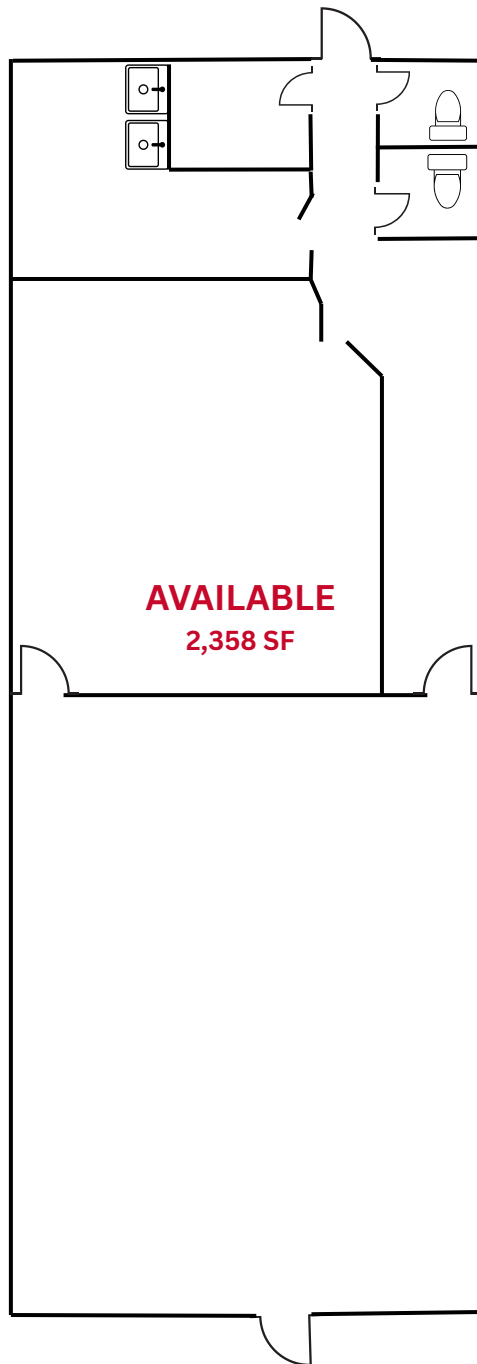


PRESENTED BY: **ASHLEY SCHNEIDER**
Direct: 312/343-1316
Email: ashley@cra-dayton.com

Commercial Realty Associates
7071 Corporate Way, Suite 200 | Centerville, OH 45459
Office: 937/433-9000

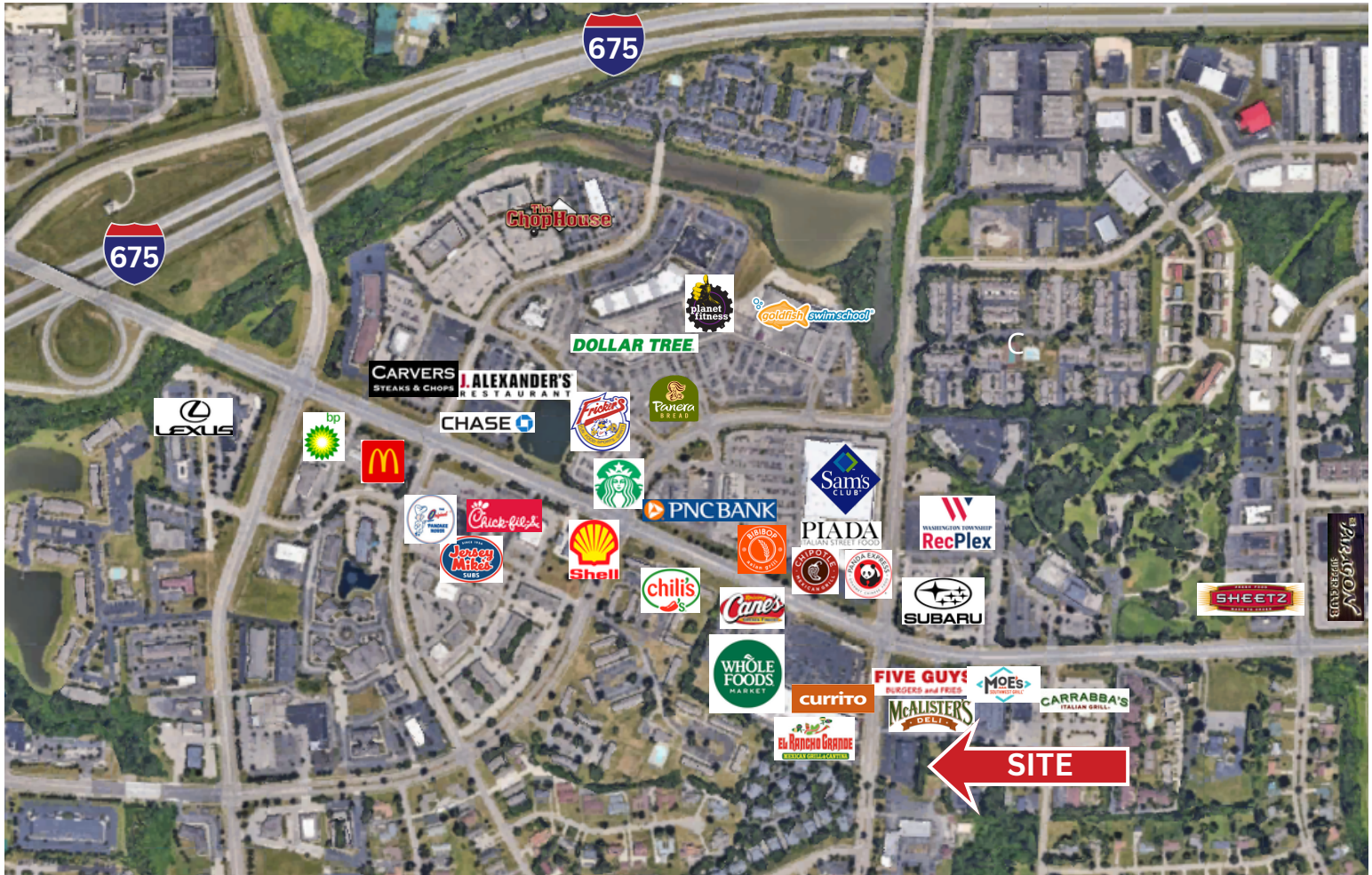
All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, and may be modified or withdrawn at any time.

8010 FLOORPLAN



8010-18 MCEWEN ROAD
WASHINGTON TOWNSHIP, OH 45458

NEIGHBORING RETAILERS



DEMOGRAPHICS

<u>2025 DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION	8,185	56,676	165,131
MEDIAN AGE	42.2	41.6	42.1
HOUSEHOLDS	4,011	25,407	67,128
TOTAL SPECIFIED CONSUMER SPENDING	\$116.7M	\$810.8M	\$2.2B
AVERAGE HOUSEHOLD INCOME	\$99,850	\$112,488	\$113,019
DAYTIME EMPLOYEES	10,573	44,042	84,010
BUSINESSES	1,423	4,817	9,784