

SKILKEN | GOLD

Real Estate Development Since 1922

Easttown Shopping Center

3824-3830 Linden Avenue, Dayton, Ohio, 45432

HIGHLIGHTS

- 2,200 - 5,700 SF retail suites available
- Dense trade area with over 200,000 people within 5 miles
- Close proximity to I-675 and I-75
- Minutes from Wright-Patterson Air Force Base
- .75 AC outparcel opportunity for ground lease or build-to-suit



KEY TENANTS



City Wide
Appliance

KeyBank

CITITRENDS



ChenMed

Great Clips

Aaron's

KEY DEMOGRAPHICS



2025 Population

3 mile	5 mile	10 mile
98,320	208,948	539,371

2030 Projected

3 mile	5 mile	10 mile
97,036	209,133	540,548



2025 Estimated Median Age

3 mile	5 mile	10 mile
34.6	36.5	38.5



2025 Average Household Income

3 mile	5 mile	10 mile
\$79,290	\$91,507	\$95,948

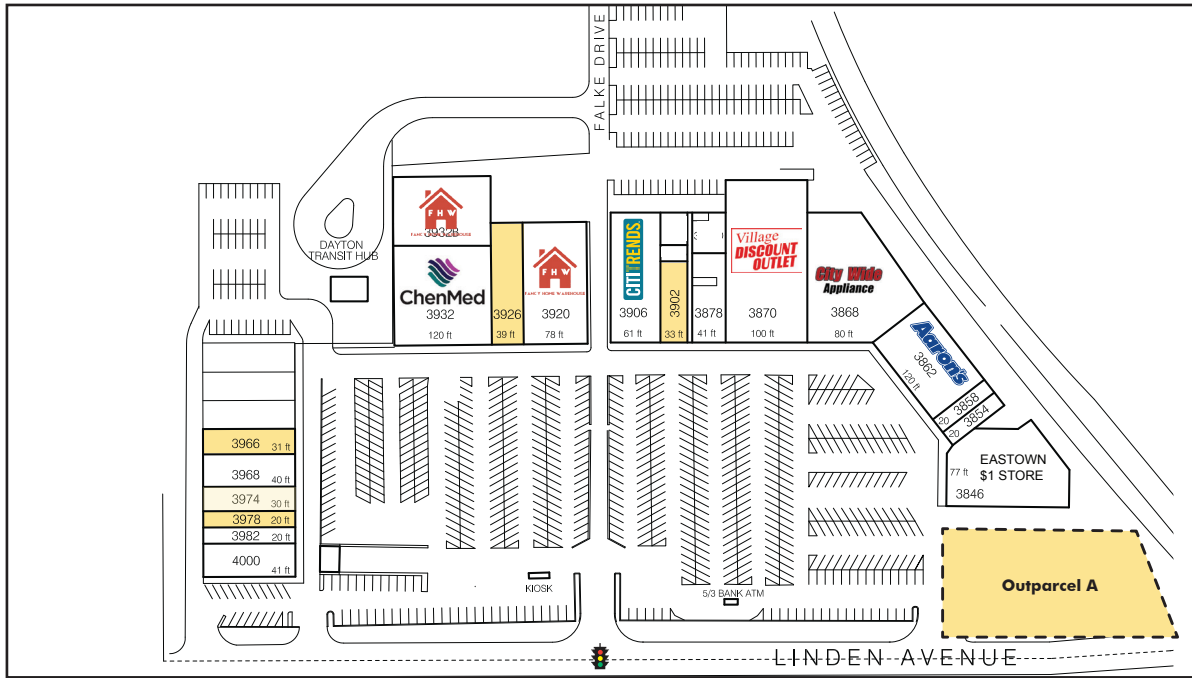


2025 Estimate Households

3 mile	5 mile	10 mile
40,916	89,691	230,772

2030 Projected

3 mile	5 mile	10 mile
40,571	90,502	232,873



AVAILABLE SPACES FOR LEASE

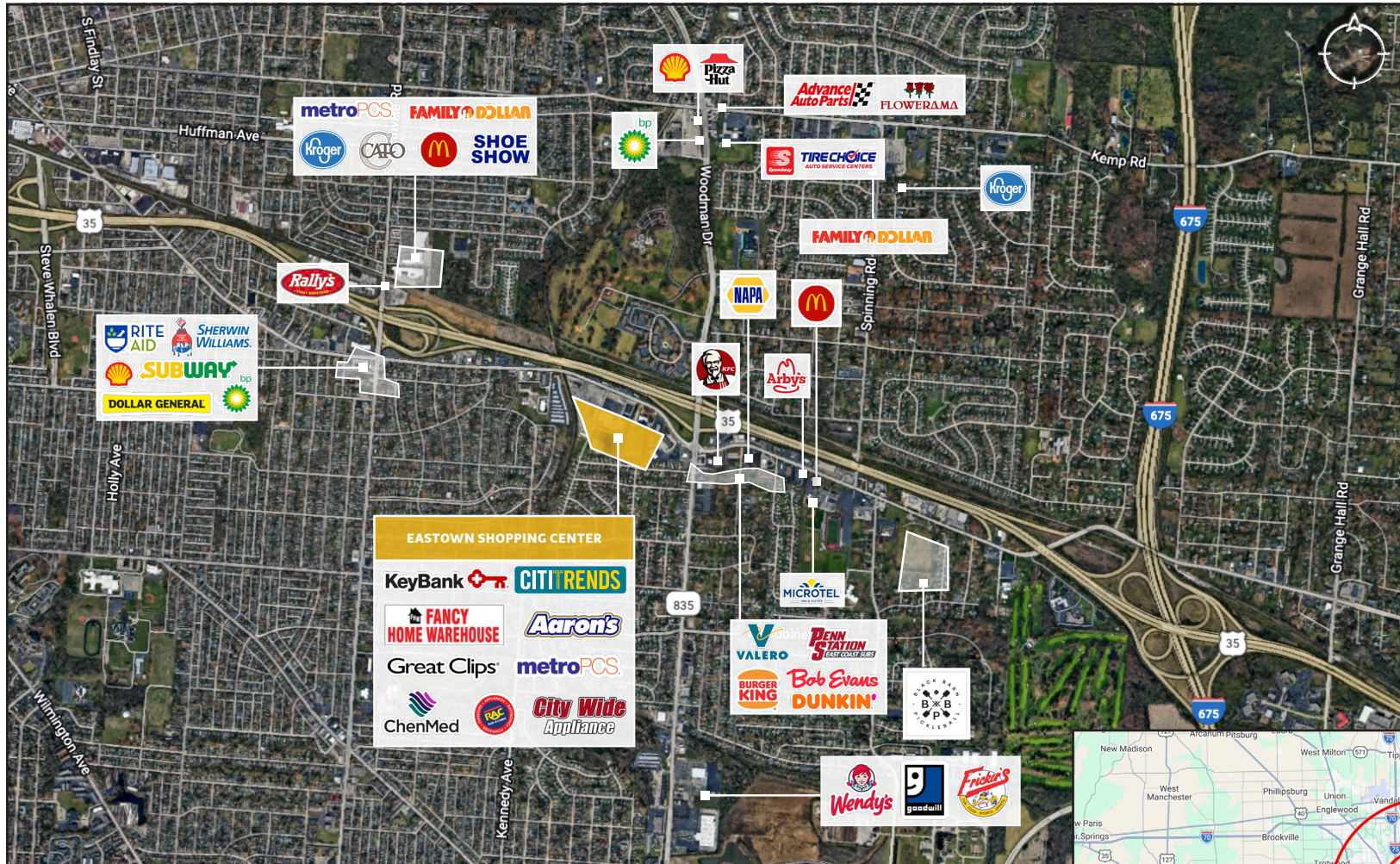
- Available - 2,200 SF
- Available - 3,000 SF
- Available - 3,450 SF
- Available with notice - 3,360 SF
- Available - 5,700 SF
- 0.75 AC outparcel opportunity available for ground lease or build-to-suit

KEY

- Available
- Leased
- Available With Notice

	Unit	Tenant	Size	Unit	Tenant	Size	Unit	Tenant	Size
	3846	Easttown \$1.00 Store	13,000 sf	3902	Available	3,000 sf	3978	Available	2,200 sf
	3854	L.A. Nails	1,600 sf	3906	Citi Trends	9,760 sf	4000	Key Bank	4,300 sf
	3858	Cricket Wireless	1,600 sf	3920	Fancy Home Warehouse	12,000 sf	3982	Great Clips	2,220 sf
	3862	Aaron's	6,500 sf	3926	Available	5,700 sf			
	3868	City Wide Appliances & More	17,450 sf	3932	ChenMed	15,123 sf			
	3870	Village Discount Outlet	19,000 sf	3932B	Fancy Home Warehouse	9,877 sf			
	3878	Game Stop	3,234 sf	3966	Available	3,450 sf			
	3898	Fifth Third ATM		3968	Rent-A-Center	4,400 sf	Outparcel		
	Lower Level Rear	Hearn's Haunts	37,323 sf	3974	Available With Notice	3,360 sf	A	0.75 AC	

MARKET OVERVIEW



Easttown Shopping Center is situated minutes from Wright-Patterson Air Force Base, Ohio's largest single-site employer with more than 20,000 employees. The shopping center offers a strong national tenant mix, high visibility from State Route 35 and convenient access from I-675 and I-75. New 12 AC premier indoor pickleball facility Black Barn, now open within 1 mile.

