

SKILKEN | GOLD

Real Estate Development Since 1922

Westtown Shopping Center

4277-4389 W. Third Street, Dayton, OH, 45417

HIGHLIGHTS

- 7,500-13,800 SF available
- Westtown's transit hub is Dayton's second busiest, servicing over 3.1 million riders per year
- Dense trade area with more than 138,000 residents within 5 miles
- Range of suite sizes ideal for a wide variety of users
- Strong national tenant mix



KEY TENANTS



2025 Population

3 mile	5 mile	10 mile
52,838	138,800	470,749

2030 Projected

3 mile	5 mile	10 mile
52,491	138,810	466,828



2025 Estimated Median Age

3 mile	5 mile	10 mile
36.2	36.0	38.6



2025 Average Household Income

3 mile	5 mile	10 mile
\$56,486	\$70,894	\$88,588



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

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AVAILABLE SPACES FOR LEASE

Available - 7,500 SF up to 13,800 SF

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KEY

- Available
- Leased
- Available With Notice

UNIT	TENANT	SIZE	UNIT	TENANT	SIZE
4227	Shoe Trend	4,400 sf	4291	Rainbow Apparel	5,200 sf
4233	Total Wireless	3,600 sf	4297	Rent-A-Center	6,000 sf
4235	Cricket Wireless	2,400 sf	4303	Montgomery County E.O.C.	15,000 sf
4237	H&R Block	1,800 sf	4315	Pizza Hut/Wing Street	1,500 sf
4239	City Gear	5,100 sf	4317	MetroPCS Wireless	1,500 sf
4245	Citi Trends	15,750 sf	4323	U.S. Post Office	8,510 sf
4253	Family Dollar	11,250 sf	4329	CVS Pharmacy	10,500 sf
4257	Dayton Children's Dental	10,500 sf			
4259	Mirrah Image	4,650 sf			
4263	Boost Mobile	4,350 sf			
4271	Oak Street Health	13,050 sf	UNIT	OUT PARCEL	SIZE
4279	Essence Beauty Supply	6,300 sf	As Shown	O'Reilly Auto Parts	0.50 Ac.
4287	Available	7,500 sf	As Shown	PNC Bank - ATM	Kiosk

MARKET OVERVIEW

