









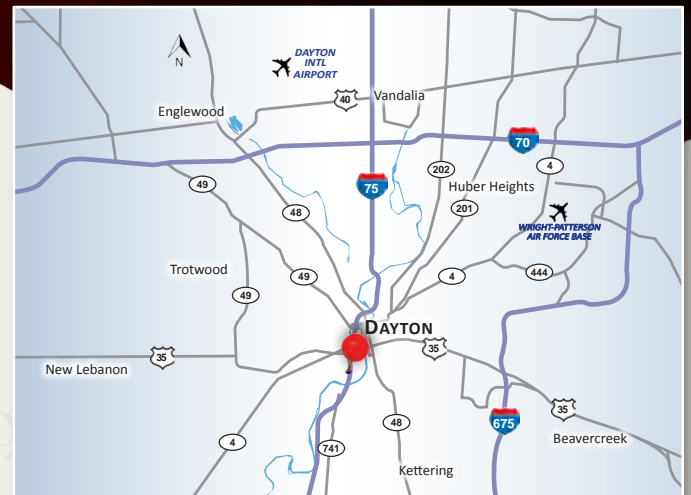
1428 Cincinnati Street, Dayton, OH 45417

PROPERTY HIGHLIGHTS

-  Directly off I-75 at Edwin C. Moses
-  15' Building Height, 12' Garage Door w. Fenced in Lot
-  Abundant On-Site Parking
-  Adjacent to Brand New QuikTrip
-  Easy Access to I-75
-  Close Proximity to University of Dayton

DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	2,645	83,974	218,968
Median Income	\$38,244	\$63,319	\$57,966
Average HH Income	\$50,868	\$83,582	\$76,874
Daytime Population	4,176	54,032	96,153



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1428 CINCINNATI STREET
Dayton, OH 45417





Miami Chapel Rd



**BonBright
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DAYTON FLYERS

SITE →



51



120,965 ADT '25

University of Dayton Arena

Cincinnati St

QT
QuikTrip

S Edwin C Moses Blvd

Loves

bp

S Edwin C Moses Blvd

S Edwin C Moses Blvd

McDonald's

Holiday Inn Express

**COURTYARD
Marriott**



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OnSite
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S Patterson Blvd



Concentra
urgent care

Available
4,950 SF/.59 AC

Cincinnati St

QT
QuikTrip

75

120,965 ADT '25



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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.7354/-84.206

1428 Cincinnati St Dayton, OH 45417	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	2,645	83,974	218,968
2030 Projected Population	2,669	84,251	217,910
2020 Census Population	2,474	79,248	211,141
2010 Census Population	2,825	81,805	215,907
Projected Annual Growth 2025 to 2030	0.2%	-	-
Historical Annual Growth 2010 to 2025	-0.4%	0.2%	-
2025 Median Age	35.6	34.5	36.5
Households			
2025 Estimated Households	1,156	34,638	94,315
2030 Projected Households	1,170	35,009	94,176
2020 Census Households	1,064	32,280	90,809
2010 Census Households	1,179	32,664	91,438
Projected Annual Growth 2025 to 2030	0.2%	0.2%	-
Historical Annual Growth 2010 to 2025	-0.1%	0.4%	0.2%
Race and Ethnicity			
2025 Estimated White	25.1%	57.5%	61.3%
2025 Estimated Black or African American	70.3%	34.0%	30.1%
2025 Estimated Asian or Pacific Islander	0.4%	2.0%	1.6%
2025 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
2025 Estimated Other Races	3.9%	6.3%	6.8%
2025 Estimated Hispanic	1.7%	4.6%	4.9%
Income			
2025 Estimated Average Household Income	\$50,868	\$83,582	\$76,874
2025 Estimated Median Household Income	\$38,244	\$63,319	\$57,966
2025 Estimated Per Capita Income	\$22,358	\$35,141	\$33,414
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.3%	3.0%	3.0%
2025 Estimated Some High School (Grade Level 9 to 11)	9.8%	7.4%	7.3%
2025 Estimated High School Graduate	39.2%	24.8%	27.9%
2025 Estimated Some College	19.1%	21.6%	23.8%
2025 Estimated Associates Degree Only	14.0%	8.8%	9.7%
2025 Estimated Bachelors Degree Only	9.5%	18.4%	16.3%
2025 Estimated Graduate Degree	5.2%	16.0%	12.0%
Business			
2025 Estimated Total Businesses	285	3,889	7,755
2025 Estimated Total Employees	4,176	54,032	96,153
2025 Estimated Employee Population per Business	14.6	13.9	12.4
2025 Estimated Residential Population per Business	9.3	21.6	28.2