

FOR LEASE

AIRWAY SHOPPING CENTER

4878-4930 Airway Rd & 104-194 Woodman Dr, Dayton, OH 45431



TC Bartoszek
tc@lee-associates.com
C 513.535.0563

Dean Misleh
dmisleh@lee-associates.com
C 513.543.9710

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. The listing agent is also a part owner.

FOR LEASE

AIRWAY SHOPPING CENTER

4878-4930 Airway Rd & 104-194 Woodman Dr, Dayton, OH 45431

AVAILABLE:

Suite 146 9,000 SF \$14.00 NNN

Suite 4912 & 4920 Up to 30,000 SF \$10.00 NNN

0.52 Acres for Ground Lease

PROPERTY INFORMATION:

- Excellent leasing opportunity in a well-established retail center
- Versatile layout suitable for retail, service, or neighborhood businesses
- High visibility with prominent signage opportunities
- Ample parking and multiple access points for customer convenience
- Flexible space design allows for customization to meet specific business needs
- Steady foot traffic from existing tenants and visitors
- Functional design ideal for a variety of business uses

TRAFFIC COUNTS:

- Airway Road – 16,531 VPD
- Harshman Avenue – 28,515 VPD



SITE PLAN

GROUND LEASE

PAD AVAILABLE
0.52 AC

AVAILABLE:
9,000 SF

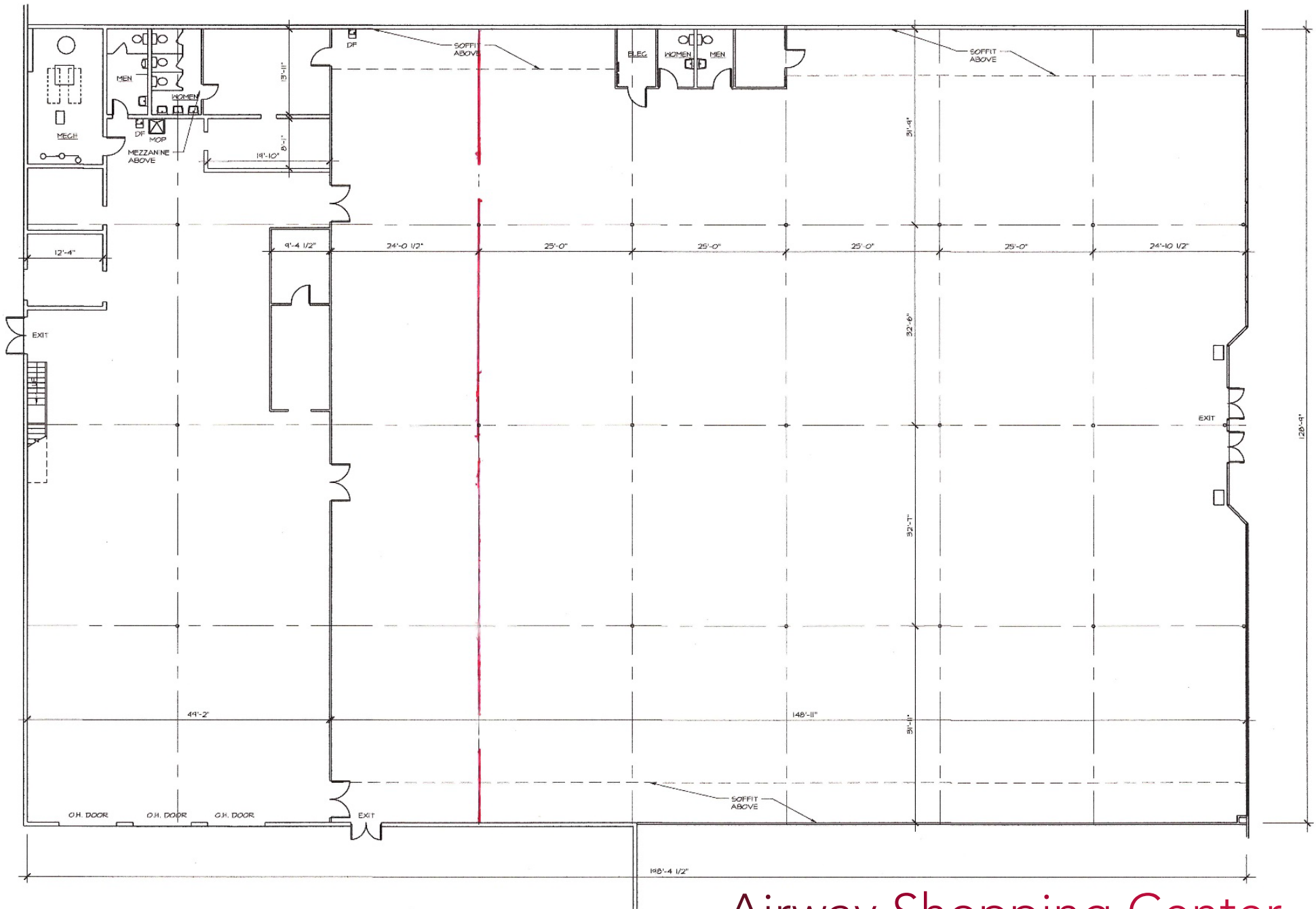
AVAILABLE:
4,000 SF

AVAILABLE:
26,000 SF



Airway Shopping Center

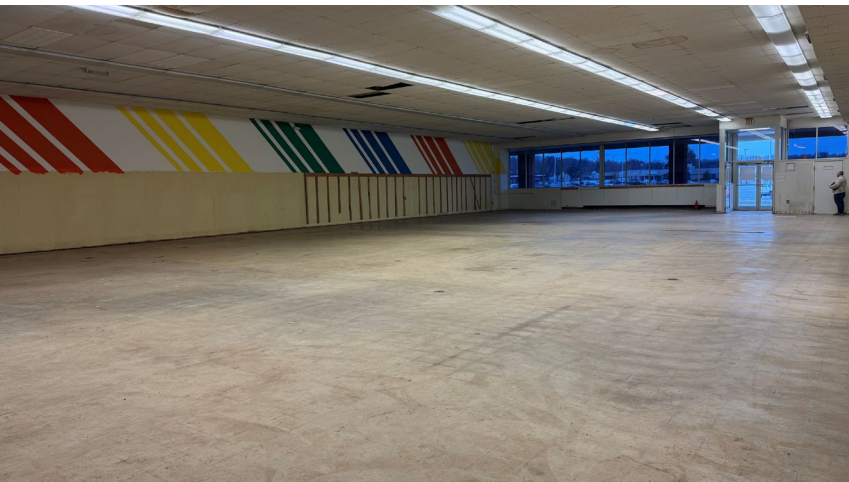
26,000 SF FLOOR PLAN – FORMER SALVATION ARMY



Airway Shopping Center

9,000 SF FLOOR PLAN – FORMER RITE AID

ADJACENT TENANT SPACE

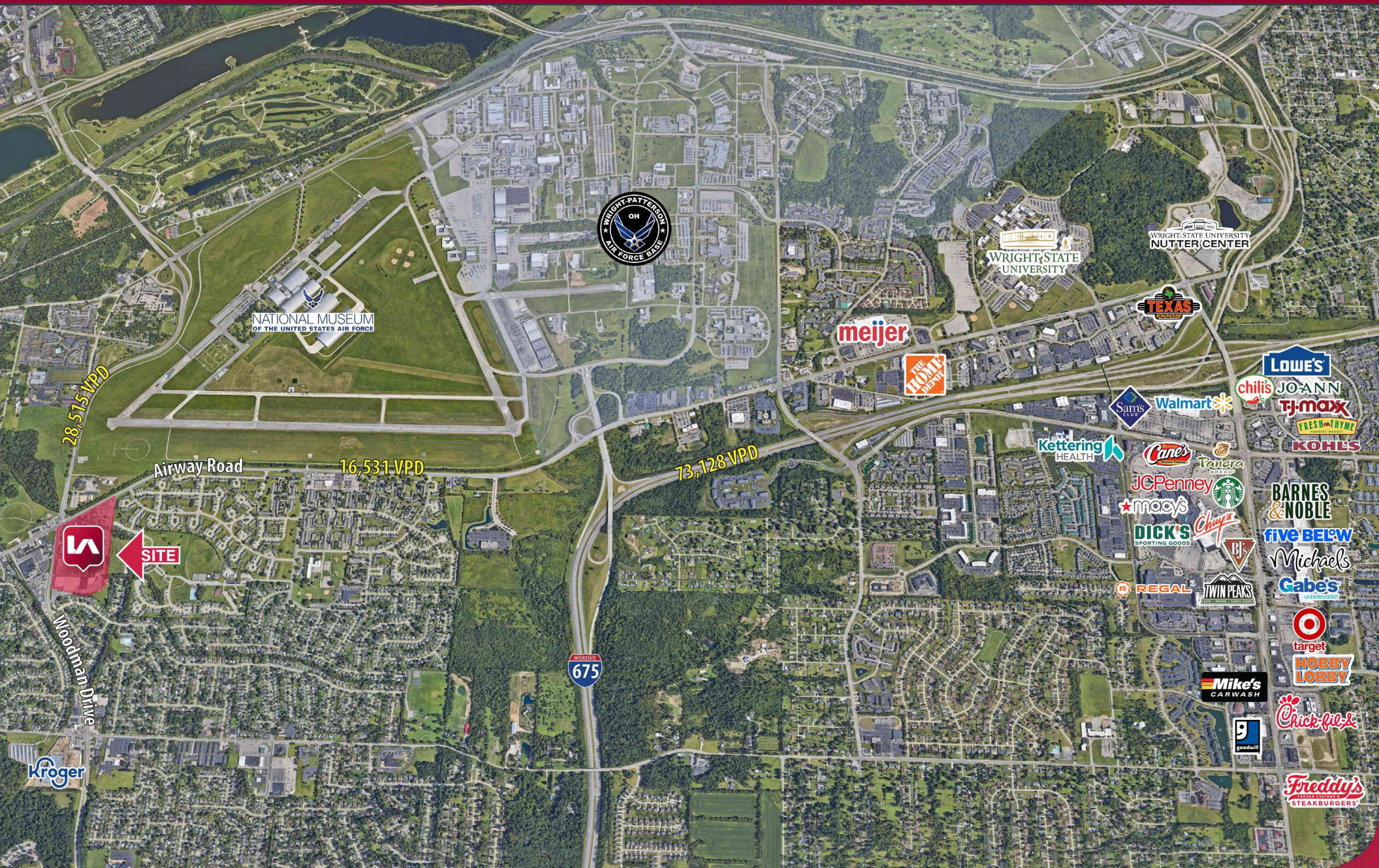


AERIAL PICTURES

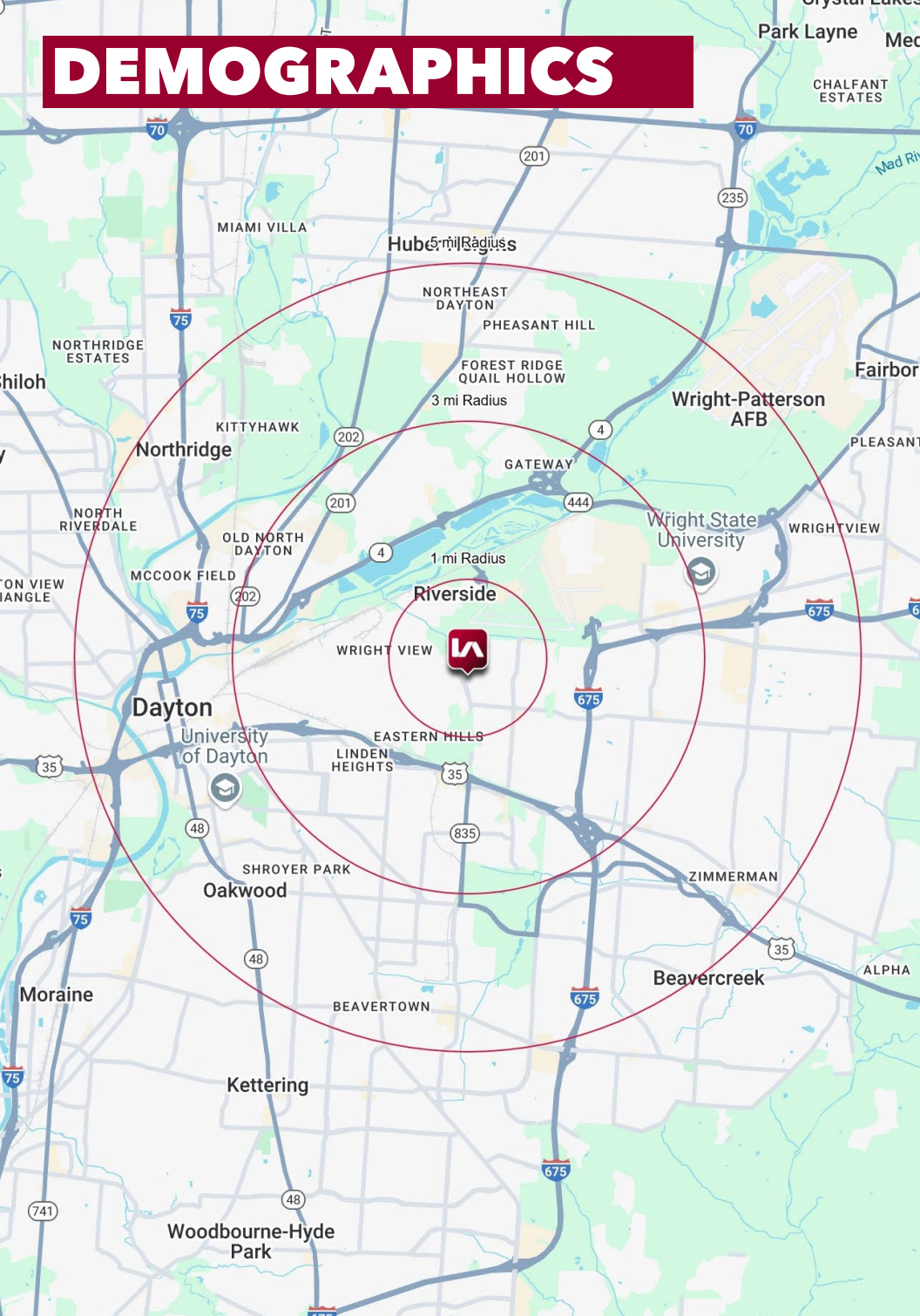
AIRWAY SHOPPING CENTER



AERIAL AIRWAY SHOPPING CENTER



DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2025 Estimated Population	11,824	82,514	195,433
2030 Projected Population	11,596	81,350	194,906
2020 Census Population	11,646	80,256	191,876
2010 Census Population	12,117	81,603	193,038
Projected Annual Growth 2025 to 2030	-0.4%	-0.3%	-
Historical Annual Growth 2010 to 2025	-0.2%	-	-
HOUSEHOLDS			
2025 Estimated Households	5,059	34,863	82,749
2030 Projected Households	4,985	34,578	83,437
2020 Census Households	4,966	34,139	80,198
2010 Census Households	5,023	33,874	78,599
Projected Annual Growth 2025 to 2030	-0.3%	-0.2%	0.2%
Historical Annual Growth 2010 to 2025	-	0.2%	0.4%
AGE			
2025 Est. Population Under 10 Years	14.1%	13.1%	11.7%
2025 Est. Population 10 to 19 Years	11.8%	12.2%	13.0%
2025 Est. Population 20 to 29 Years	20.5%	17.0%	17.5%
2025 Est. Population 30 to 44 Years	22.0%	22.3%	21.1%
2025 Est. Population 45 to 59 Years	14.0%	16.1%	16.0%
2025 Est. Population 60 to 74 Years	12.6%	14.0%	14.9%
2025 Est. Population 75 Years or Over	5.0%	5.3%	5.8%
2025 Est. Median Age	32.8	34.5	35.4
MARITAL STATUS & GENDER			
2025 Est. Male Population	50.2%	50.9%	52.3%
2025 Est. Female Population	49.8%	49.1%	47.7%
2025 Est. Never Married	41.4%	41.7%	42.5%
2025 Est. Now Married	37.9%	35.7%	36.7%
2025 Est. Separated or Divorced	14.9%	17.3%	15.8%
2025 Est. Widowed	5.8%	5.2%	5.0%
INCOME			
2025 Est. HH Income \$200,000 or More	2.1%	3.6%	7.1%
2025 Est. HH Income \$150,000 to \$199,999	3.7%	6.1%	7.3%
2025 Est. HH Income \$100,000 to \$149,999	13.4%	12.2%	13.7%
2025 Est. HH Income \$75,000 to \$99,999	16.0%	12.4%	12.3%
2025 Est. HH Income \$50,000 to \$74,999	22.9%	20.1%	18.4%
2025 Est. HH Income \$35,000 to \$49,999	15.7%	14.4%	13.0%
2025 Est. HH Income \$25,000 to \$34,999	8.1%	9.5%	8.0%
2025 Est. HH Income \$15,000 to \$24,999	13.3%	9.7%	8.9%
2025 Est. HH Income Under \$15,000	4.8%	11.9%	11.2%
2025 Est. Average Household Income	\$75,569	\$73,534	\$86,780
2025 Est. Median Household Income	\$56,980	\$60,367	\$70,554
2025 Est. Per Capita Income	\$32,331	\$31,174	\$37,057
2025 Est. Total Businesses	203	2,161	7,101
2025 Est. Total Employees	1,830	25,981	95,351