

Henkle Schueler

COMMERCIAL REAL ESTATE



FOR SALE

ESPLANADE RETAIL/MIXED-USE CENTER

2671 Dixie Highway, Kettering, OH 45409 \$2,550,000

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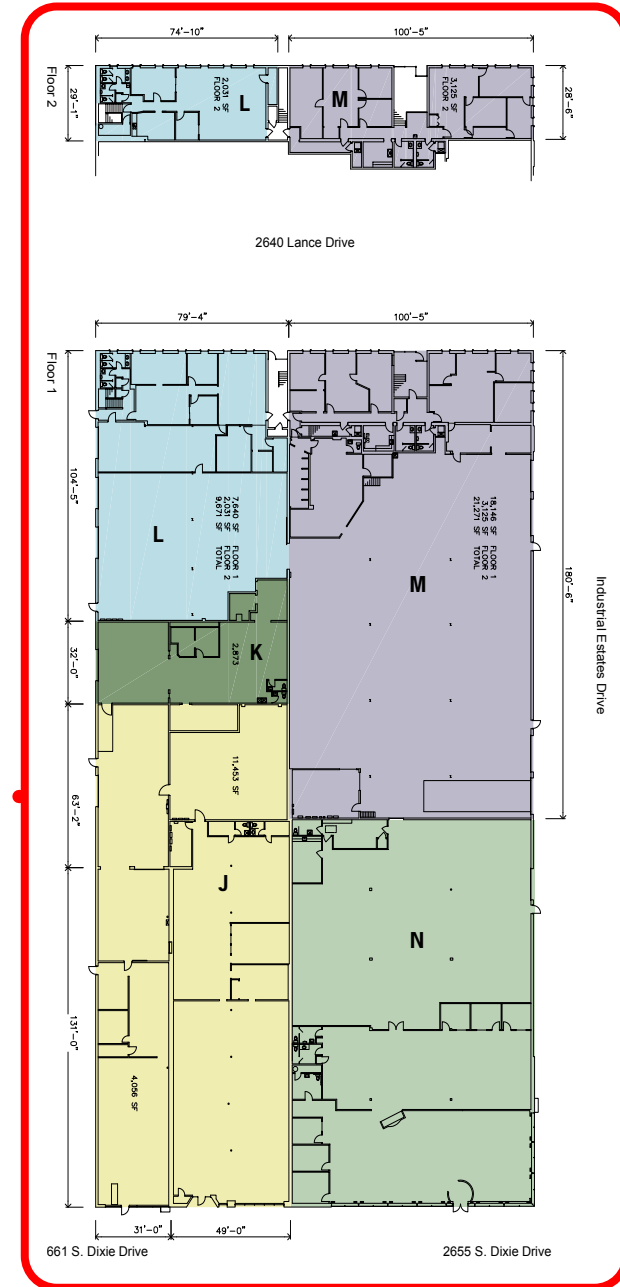
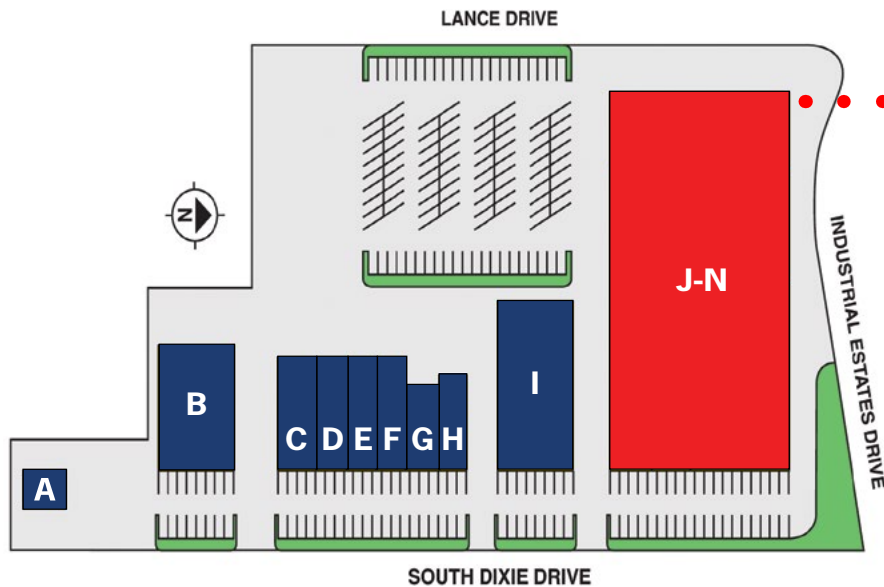
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SITE PLAN

2671 Dixie Highway, Kettering, OH 45409

BLD/SUITE	TENANT	SF	DOCK	DRIVE-IN DOOR
1A	Dayton Dent	1,260 SF	-	2
2B	Dollar General	8,640 SF		
3C	The Garaj	4,000 SF	-	1
3D	InFront Custom Print	3,000 SF	-	2
3E	Troy Racing	3,000 SF	-	1
3F	Tier One Chiropractic	3,000 SF		
3G	Ali Restaurant - dba TBD	2,170 SF	-	-
3H	Edible Arrangements	2,480 SF		
XI	Craftsman (for info only - does not convey)			
4J	VACANT / AVAILABLE	15,509 SF	-	1
4K	VACANT / AVAILABLE* - Must be leased w/ another space	2,873 SF	1	-
4L	VACANT / AVAILABLE	9,671 SF	-	3
4M	Midwest Parts Group	21,271 SF	2	2
4N	VACANT / AVAILABLE	14,939 SF	-	1





POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	4,525	72,019	211,581
2020 Estimate	4,515	71,933	211,583
2010 Census	4,497	71,562	212,617
Growth 2020--2025	0.22%	0.12%	0.00%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	2,014	29,385	89,406
2020 Estimate	2,010	29,340	89,419
2010 Census	2,004	29,369	90,295
Growth 2020-2025	0.20%	0.15%	-0.01%

2020 EST. BY SINGLE-CLASS RACE	4,515	71,933	211,583
White Alone	4,098	55,836	149,972
Black or African American Alone	179	12,448	51,509
Asian Alone	84	1,393	3,390
Hawaiian and Pacific Island	1	66	136
American Indian and Alaskan	10	214	667
Other	143	1,976	5,910

2020 EST. MEDIAN AGE	40.30	37.90	39.40
2020 EST. AVG. HOUSEHOLD INCOME	\$90,612	\$71,489	\$63,093

TRAFFIC COUNTS	VPD	YEAR
South Dixie Ave and Constance Ave.	17,407	2018
W. Dorothy Lane and Mirimar Street	22,486	2018

