513.489.3343
edgegp.com

KETTERING CROSSING

2801-2841 Wilmington Pike, Kettering, OH 45419

LAST SPACE REMAINING
1,863 SF Available for LEASE

Property Details:

- In high-profile Kettering suburb of Dayton, OH
- Facade renovations completed late 2021
- Street frontage and visibility from high-traffic Wilmington Pike, 31,100 ADT (MVRPC 2018)

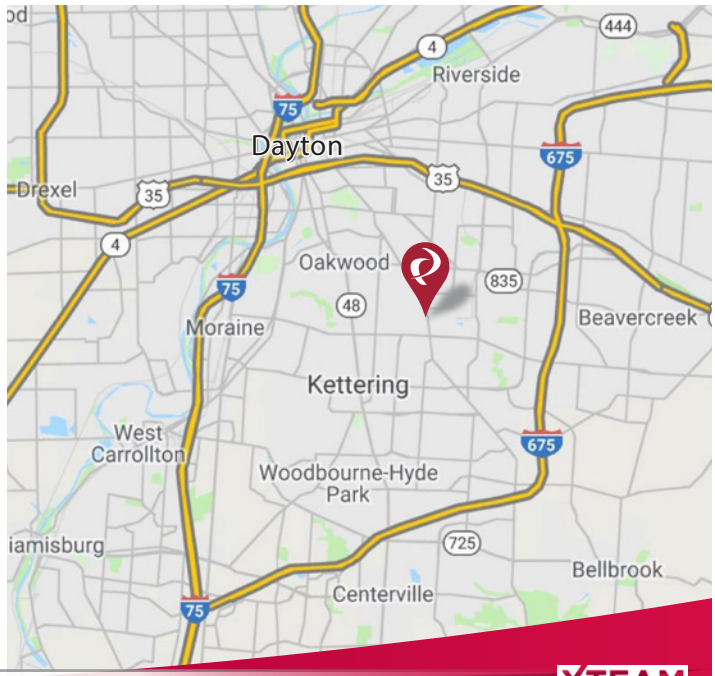
Many national-brand retailers within ½ mile, including:

Skyline Chili, Frisch's, GFS gordon food service, planet fitness, CVS, SONIC America's Drive-In, McDonald's

Demographics:

2021 Estimates	1 Mile	3 Mile	5 Mile
Population	12,264	98,805	206,661
Households	5,640	42,670	87,907
Average Household Income	$71,547	$85,428	$84,959
Total Number of Employees	5,335	32,720	109,330

Traffic Counts: (MVRPC 2018)	ADT
Wilmington Pike	31,100
E Dorothy Lane, West of Wilmington Pike	26,800
E Dorothy Lane, East of Wilmington Pike	25,500



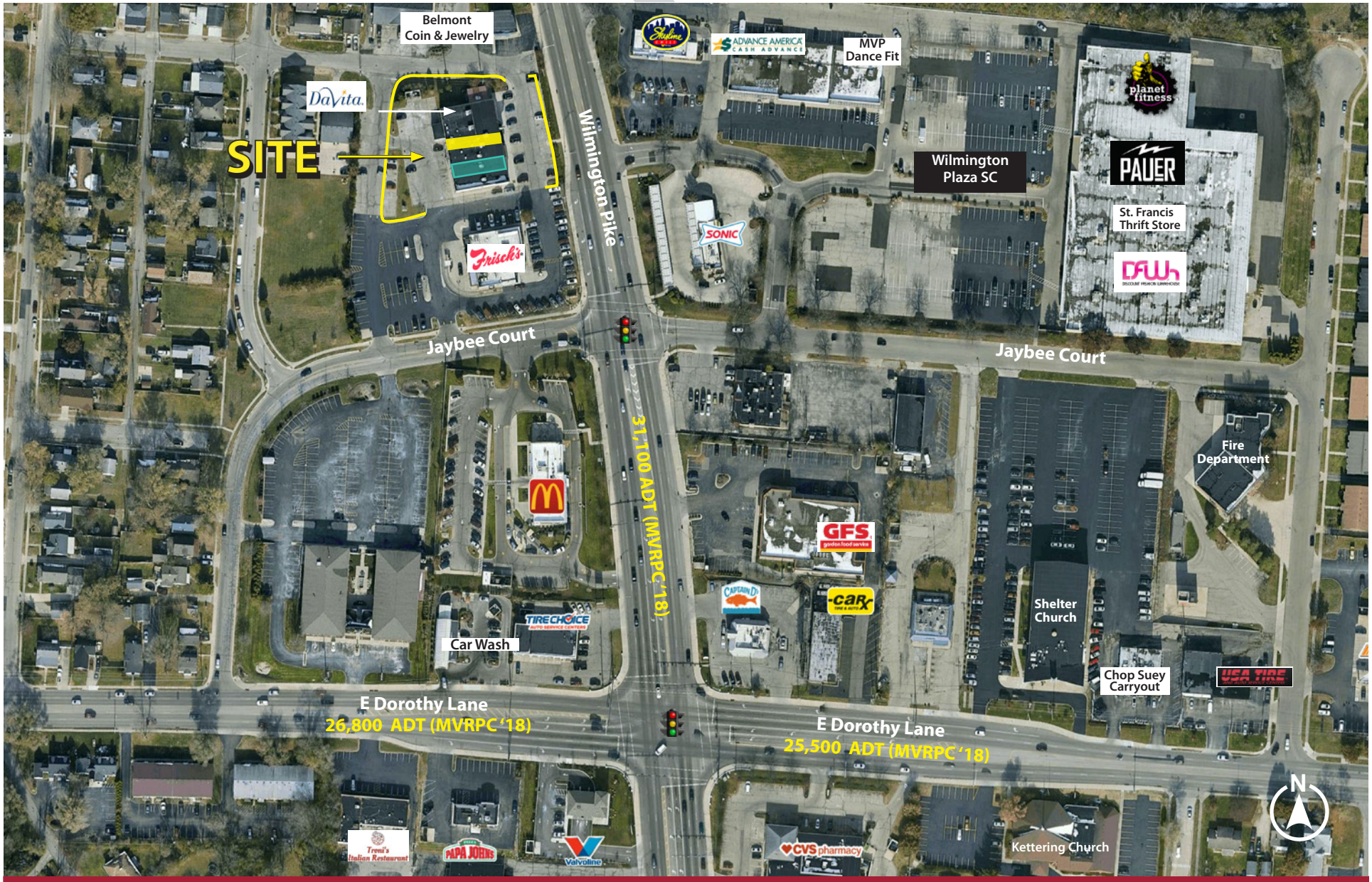
Contact:
Zachary Schunn

513.489.3343 x5
zschunn@edgegp.com

Proprietary to Edge Real Estate Group and confidential. Information contained herin has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

KETTERING CROSSING

2801-2841 Wilmington Pike, Kettering, OH 45419

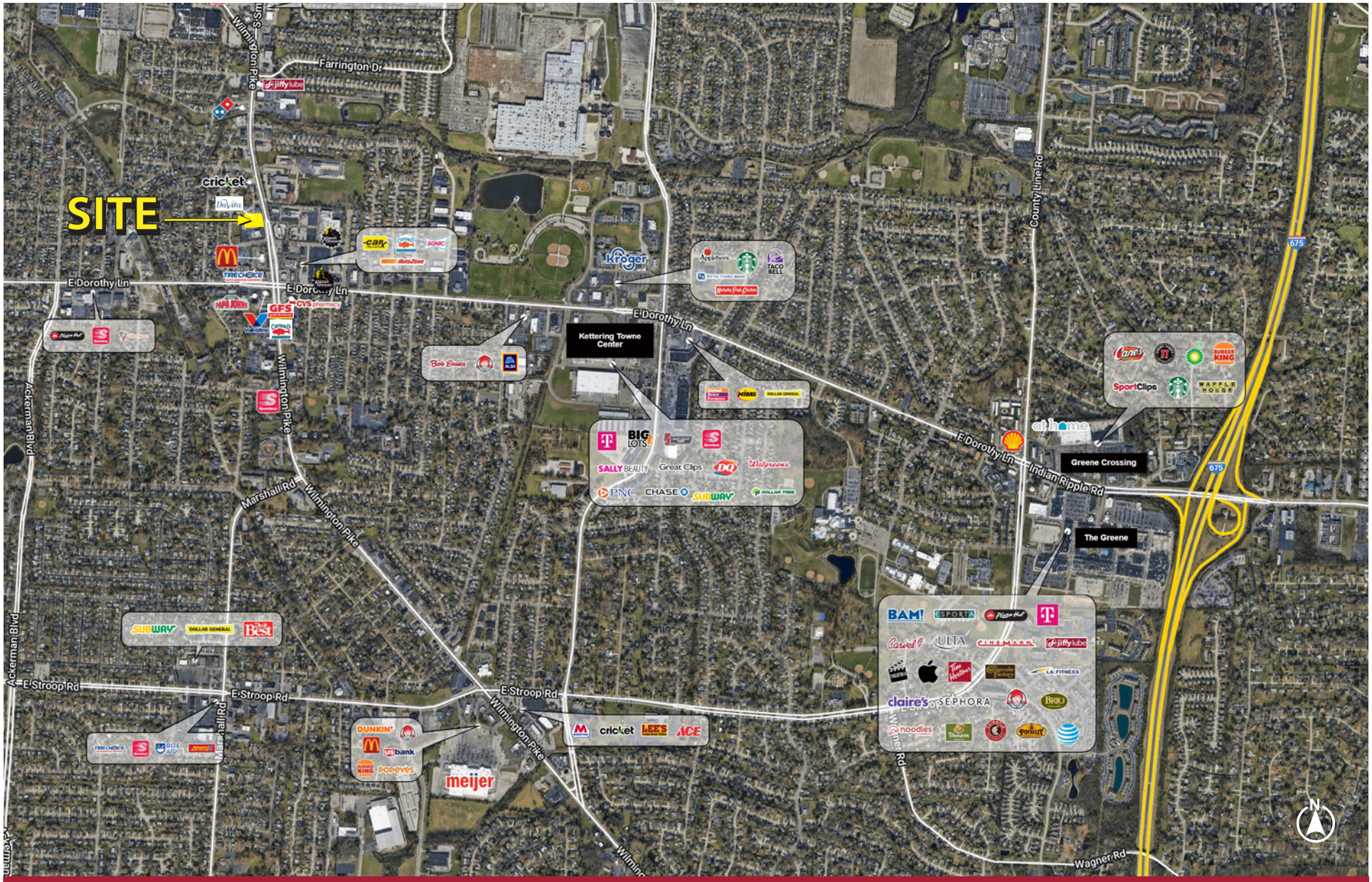


128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

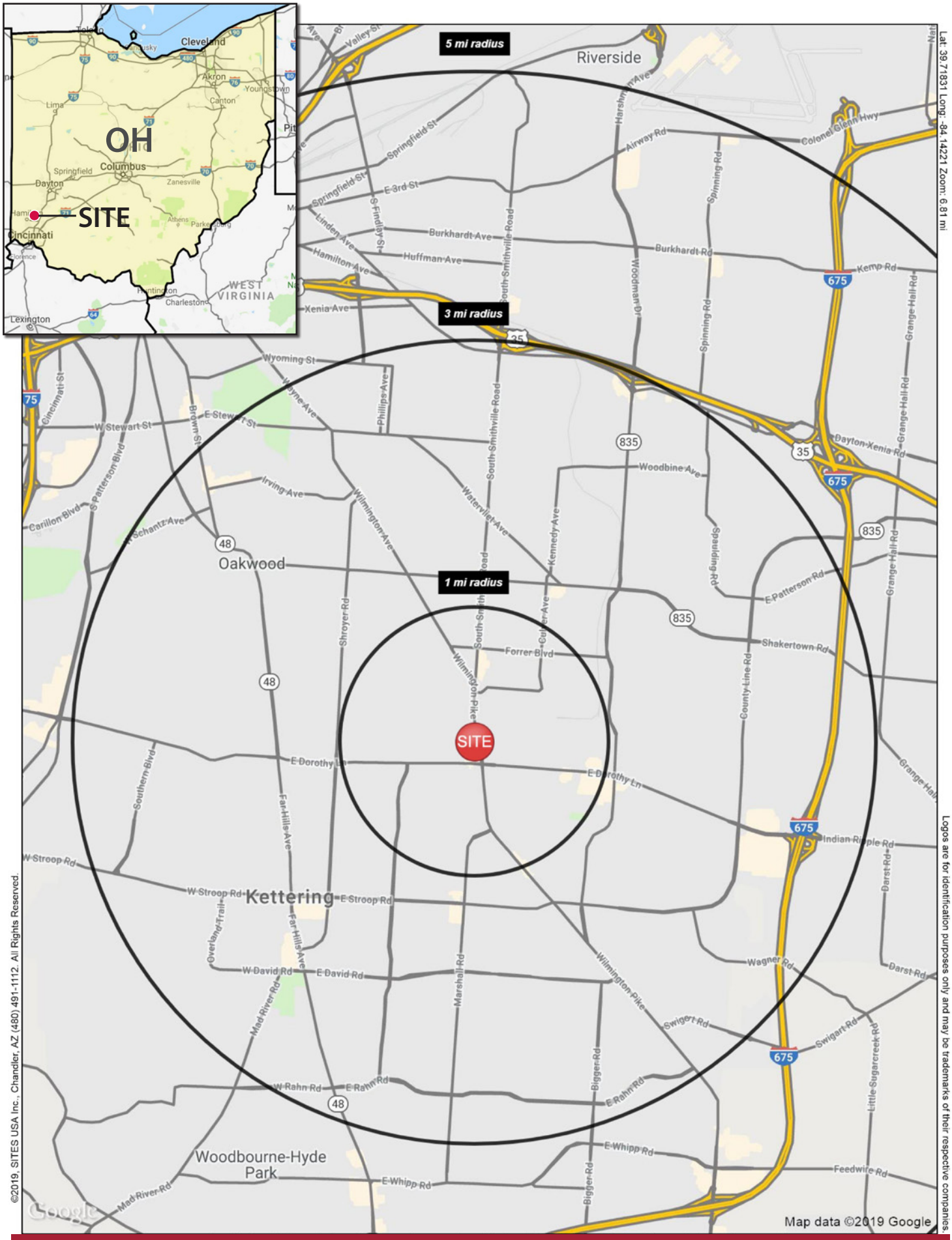
Proprietary to Edge Real Estate Group and confidential. Information contained herin has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

KETTERING CROSSING

2801-2841 Wilmington Pike, Kettering, OH 45419



Proprietary to Edge Real Estate Group and confidential. Information contained herin has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.



Proprietary to Edge Real Estate Group and confidential. Information contained herin has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

Summary Profile

2000-2010 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.7062/-84.1429

2801 Wilmington Pike Kettering, OH 45429	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	12,264	98,805	206,661
2026 Projected Population	12,262	98,773	207,460
2010 Census Population	12,471	99,808	206,122
2000 Census Population	12,756	103,416	216,389
Projected Annual Growth 2021 to 2026	-	-	-
Historical Annual Growth 2000 to 2021	-0.2%	-0.2%	-0.2%
2021 Median Age	38.2	39.4	39.6
Households			
2021 Estimated Households	5,640	42,670	87,907
2026 Projected Households	5,629	42,563	88,161
2010 Census Households	5,709	43,375	87,535
2000 Census Households	5,832	44,234	90,100
Projected Annual Growth 2021 to 2026	-	-	-
Historical Annual Growth 2000 to 2021	-0.2%	-0.2%	-0.1%
Race and Ethnicity			
2021 Estimated White	89.2%	89.8%	85.6%
2021 Estimated Black or African American	4.3%	4.1%	7.2%
2021 Estimated Asian or Pacific Islander	2.5%	2.3%	2.5%
2021 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2021 Estimated Other Races	3.7%	3.5%	4.5%
2021 Estimated Hispanic	3.5%	3.4%	4.5%
Income			
2021 Estimated Average Household Income	$71,547	$85,428	$84,959
2021 Estimated Median Household Income	$59,144	$67,899	$66,303
2021 Estimated Per Capita Income	$32,969	$37,188	$36,460
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.6%	2.3%
2021 Estimated Some High School (Grade Level 9 to 11)	4.0%	4.2%	5.8%
2021 Estimated High School Graduate	25.5%	22.3%	23.5%
2021 Estimated Some College	27.1%	24.4%	23.4%
2021 Estimated Associates Degree Only	11.0%	10.2%	9.3%
2021 Estimated Bachelors Degree Only	18.6%	21.4%	20.1%
2021 Estimated Graduate Degree	12.6%	16.0%	15.6%
Business			
2021 Estimated Total Businesses	387	2,770	7,948
2021 Estimated Total Employees	5,335	32,720	109,330
2021 Estimated Employee Population per Business	13.8	11.8	13.8
2021 Estimated Residential Population per Business	31.7	35.7	26.0

©2021, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2021, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Proprietary to Edge Real Estate Group and confidential. Information contained herin has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.

KETTERING CROSSING

2801-2841 Wilmington Pike, Kettering, OH 45419

Edge REAL ESTATE GROUP

Contact:
Zachary Schunn

513.489.3343 x5
zschunn@edgegp.com

128 East Second Street
Suite B
Covington, KY 41011
513.489.3343
edgegp.com

Proprietary to Edge Real Estate Group and confidential. Information contained herin has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.