

## KETTERING CROSSING

2801-2841 Wilmington Pike, Kettering, OH 45419

**LAST SPACE REMAINING**  
1,400 SF Available for LEASE



### Property Details:

- Last suite remaining; Former Ice Ice Smoothie
- In high-profile Kettering suburb of Dayton, OH
- Facade renovations completed in 2022
- Street frontage and visibility from high-traffic Wilmington Pike, 26,312 ADT (Inrix 2023)

- Many national-brand retailers within 1/2 mile, including:



### Demographics:

2023 Estimates	1 Mile	3 Mile	5 Mile
Population	12,650	101,855	210,069
Households	5,693	44,303	90,654
Average Household Income	\$91,749	\$104,293	\$101,021
Total Number of Employees	6,386	30,987	97,966

### Traffic Counts: (Inrix 2023)

Wilmington Pike	26,312 ADT
E Dorothy Lane, West of Wilmington Pike	25,424 ADT
E Dorothy Lane, East of Wilmington Pike	25,742 ADT

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**XTEAM**  
RETAIL ADVISORS

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

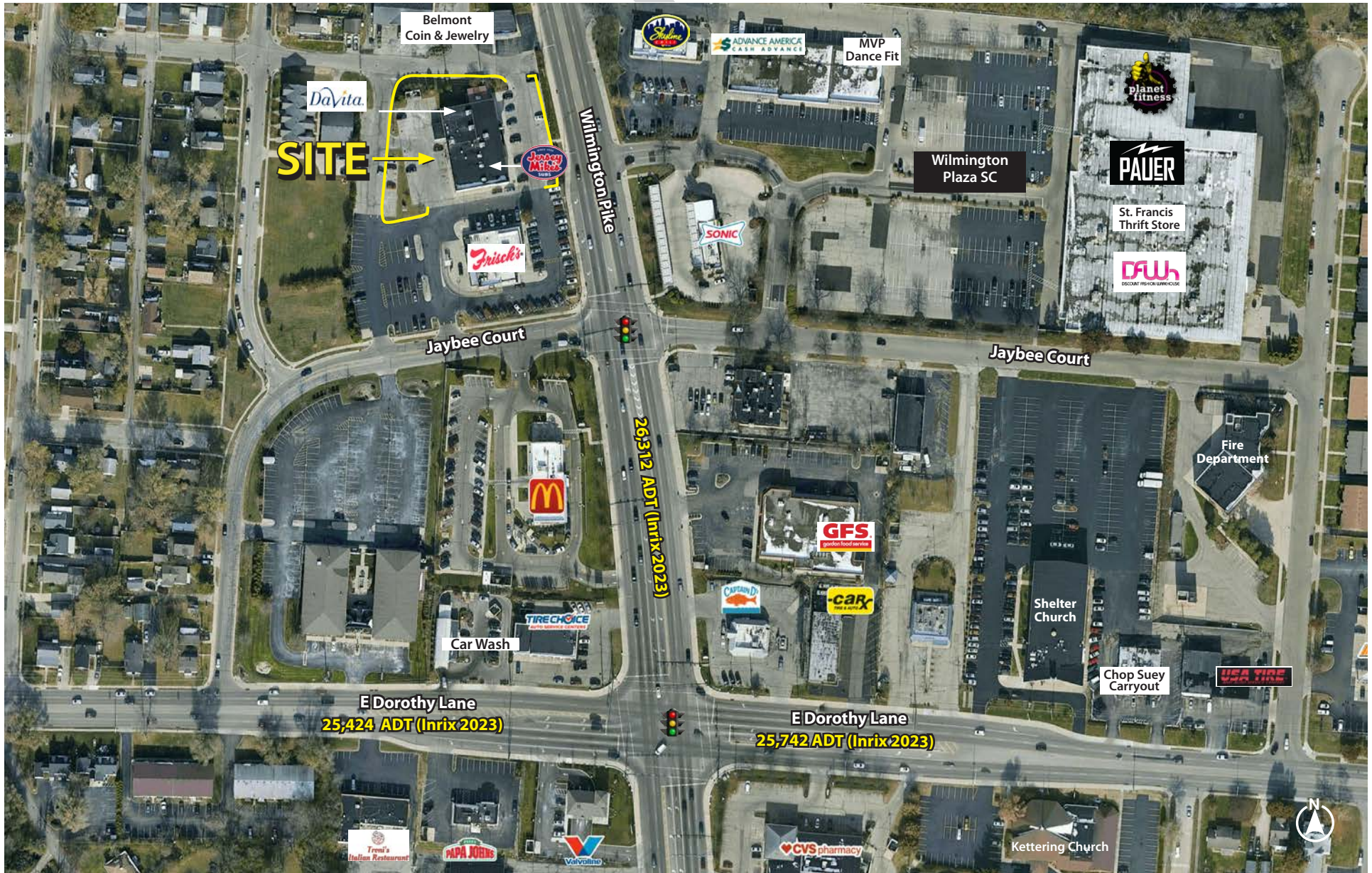
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Market Aerial



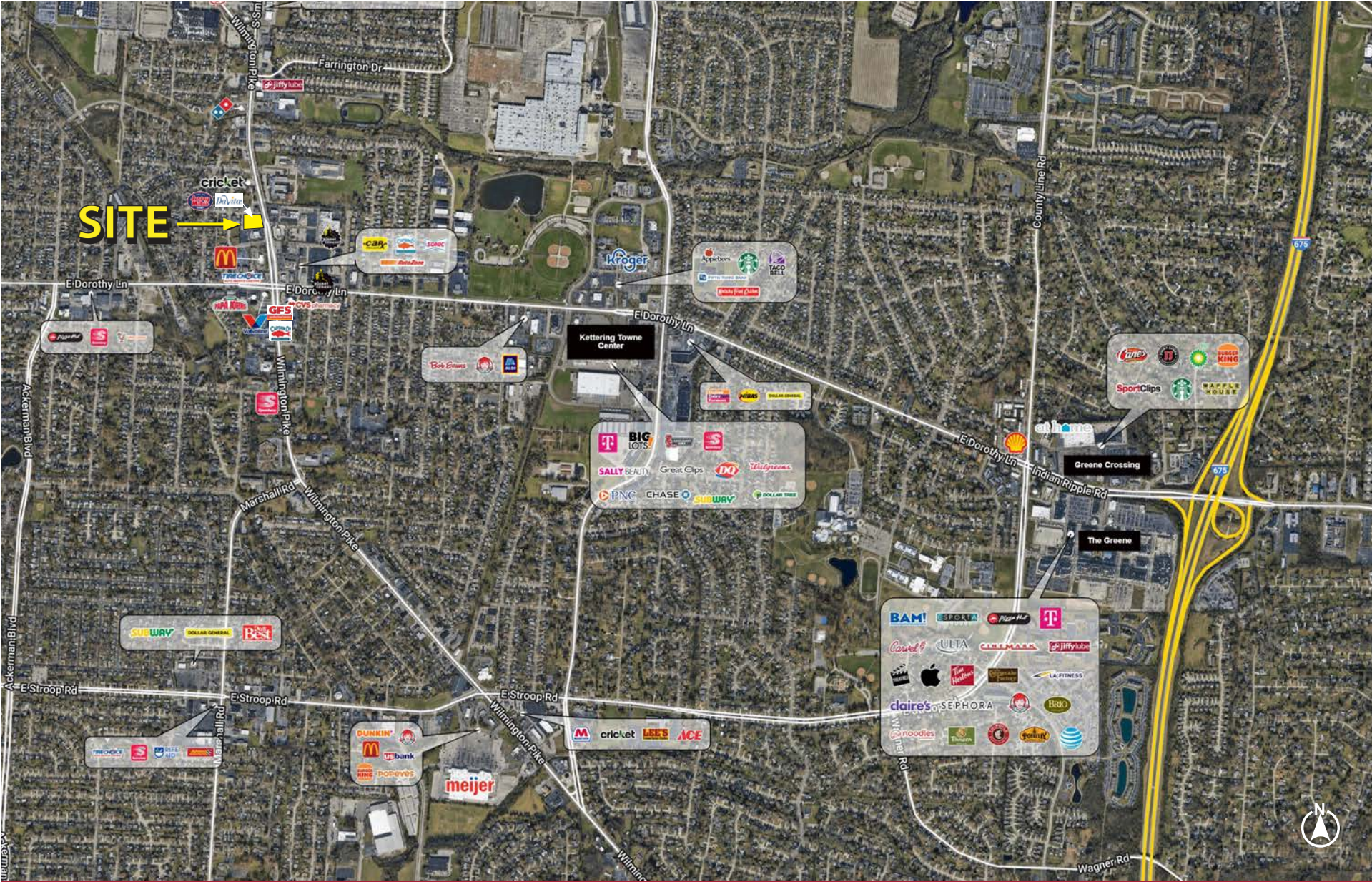




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Overview Aerial

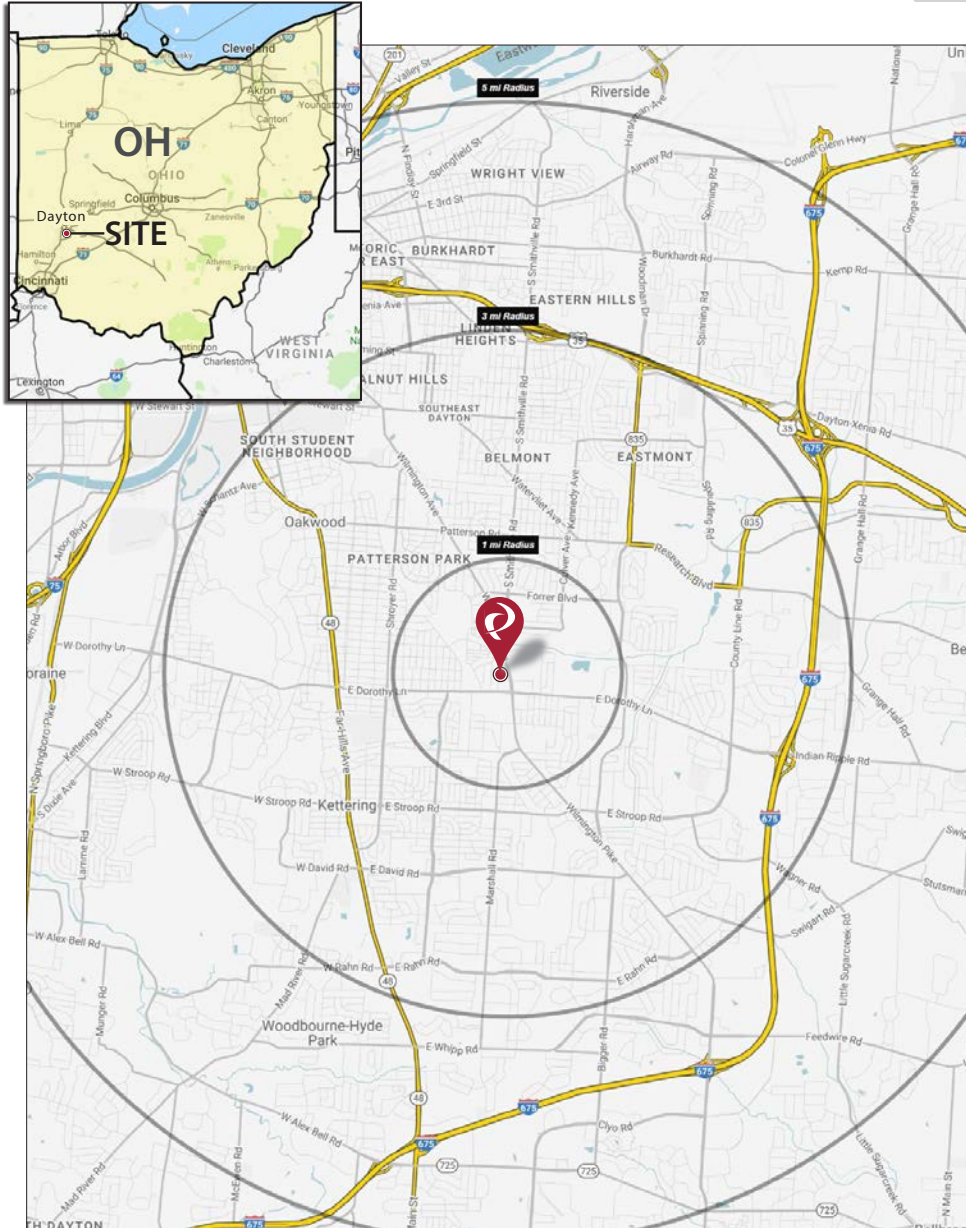




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## Market Map and Demographics



### Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.7061/-84.1429

2801 Wilmington Pike Kettering, OH 45429	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	12,650	101,855	210,069
2028 Projected Population	12,074	99,774	211,309
2020 Census Population	12,805	104,212	210,184
2010 Census Population	12,410	100,491	206,033
Projected Annual Growth 2023 to 2028	-0.9%	-0.4%	0.1%
Historical Annual Growth 2010 to 2023	0.1%	0.1%	0.2%
2023 Median Age	37.0	38.4	39.1
<b>Households</b>			
2023 Estimated Households	5,693	44,303	90,654
2028 Projected Households	5,321	42,473	89,625
2020 Census Households	5,864	45,245	90,308
2010 Census Households	5,680	43,621	87,470
Projected Annual Growth 2023 to 2028	-1.3%	-0.8%	-0.2%
Historical Annual Growth 2010 to 2023	-	0.1%	0.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	84.1%	80.4%	78.4%
2023 Estimated Black or African American	8.1%	7.0%	9.9%
2023 Estimated Asian or Pacific Islander	2.4%	7.1%	5.4%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2023 Estimated Other Races	5.2%	5.2%	6.2%
2023 Estimated Hispanic	3.6%	3.9%	5.0%
<b>Income</b>			
2023 Estimated Average Household Income	\$91,749	\$104,293	\$101,021
2023 Estimated Median Household Income	\$63,572	\$75,271	\$74,904
2023 Estimated Per Capita Income	\$41,353	\$45,679	\$43,902
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.7%	2.4%
2023 Estimated Some High School (Grade Level 9 to 11)	3.1%	3.9%	5.1%
2023 Estimated High School Graduate	21.8%	21.8%	22.4%
2023 Estimated Some College	29.9%	23.2%	22.7%
2023 Estimated Associates Degree Only	10.5%	10.4%	10.1%
2023 Estimated Bachelors Degree Only	19.7%	22.2%	21.0%
2023 Estimated Graduate Degree	13.0%	16.7%	16.3%
<b>Business</b>			
2023 Estimated Total Businesses	357	2,848	7,937
2023 Estimated Total Employees	6,386	30,987	97,966
2023 Estimated Employee Population per Business	17.9	10.9	12.3
2023 Estimated Residential Population per Business	35.4	35.8	26.5

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