

4388 - 4490 Indian Ripple Road, Beavercreek, OH 45440

2,400+/- SF Available for LEASE



- Regional shopping center anchored by At Home
- New junior anchors, On Par Entertainment and Jorge Gurgel Martial Arts Center, opening in 2023!
- Conveniently located directly off I-675
- Across from "The Greene" lifestyle center, which receives 7+ million annual visitors

• National retailers include:



**Demographics:**

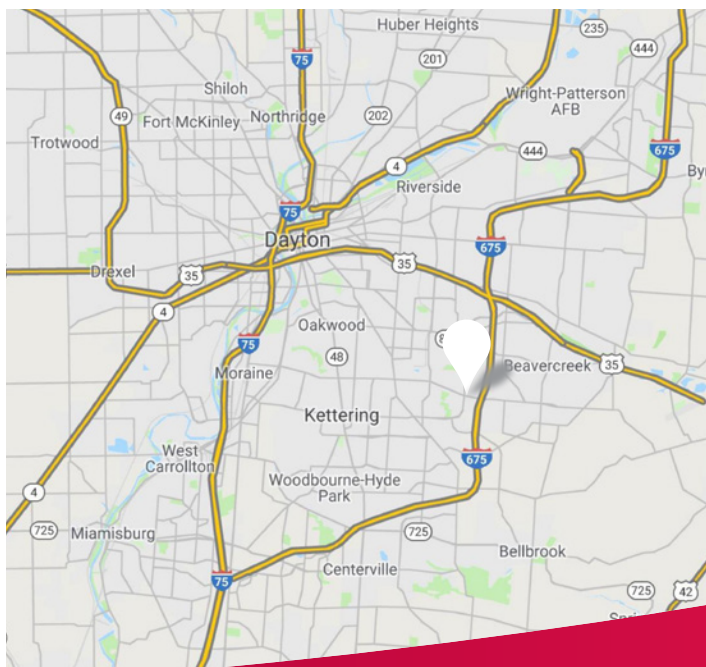
2022 Estimates	1 Mile	3 Mile	5 Mile
Population	8,555	63,673	187,302
Households	3,910	27,869	79,560
Average Household Income	\$68,131	\$84,545	\$94,538
Total Number of Employees	4,808	28,700	62,829

**ADT Counts:**

	ADT
Indian Ripple Road	35,705 ADT Inrix 2022
I-675 North of Indian Ripple Road	84,417 ADT Inrix 2022

Contact:  
Zachary Schunn

513.489.3343 x5  
zschunn@edgegp.com



LET US GIVE YOU AN EDGE



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

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