

SMITHVILLE ROAD RETAIL

2636 S.Smithville Road, Dayton, OH 45420

7,978 SF, 0.64 Acres
Available for SALE or LEASE



Property Details:

- Former Advance Auto Parts store
- Ownership open to sale or lease offers, including potential to demise building
- Three existing curb cuts into site, and prominent pylon signage at the road
- Located in a strong trade area with very high population density, just 5 miles from downtown Dayton, the 4th largest city in Ohio

Surrounding retailers:



Demographics:

2023 Estimates	1 Mile	3 Mile	5 Mile
Population	17,966	113,084	208,277
Households	9,285	48,452	90,517
Average Household Income	\$66,633	\$83,812	\$90,264
Total Number of Employees	2,540	37,392	107,672

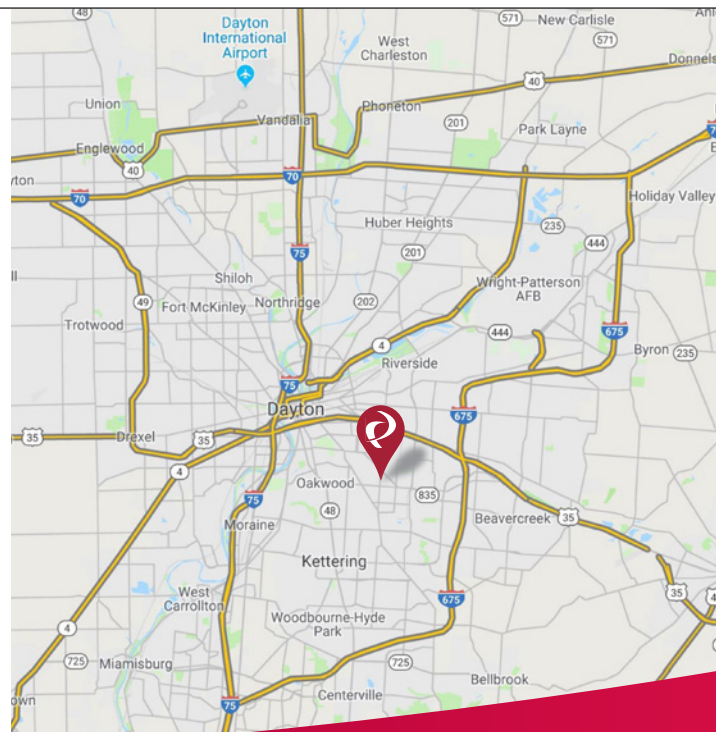
Traffic Counts:

S Smithville Road 18,238 ADT (Inrix 2023)

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

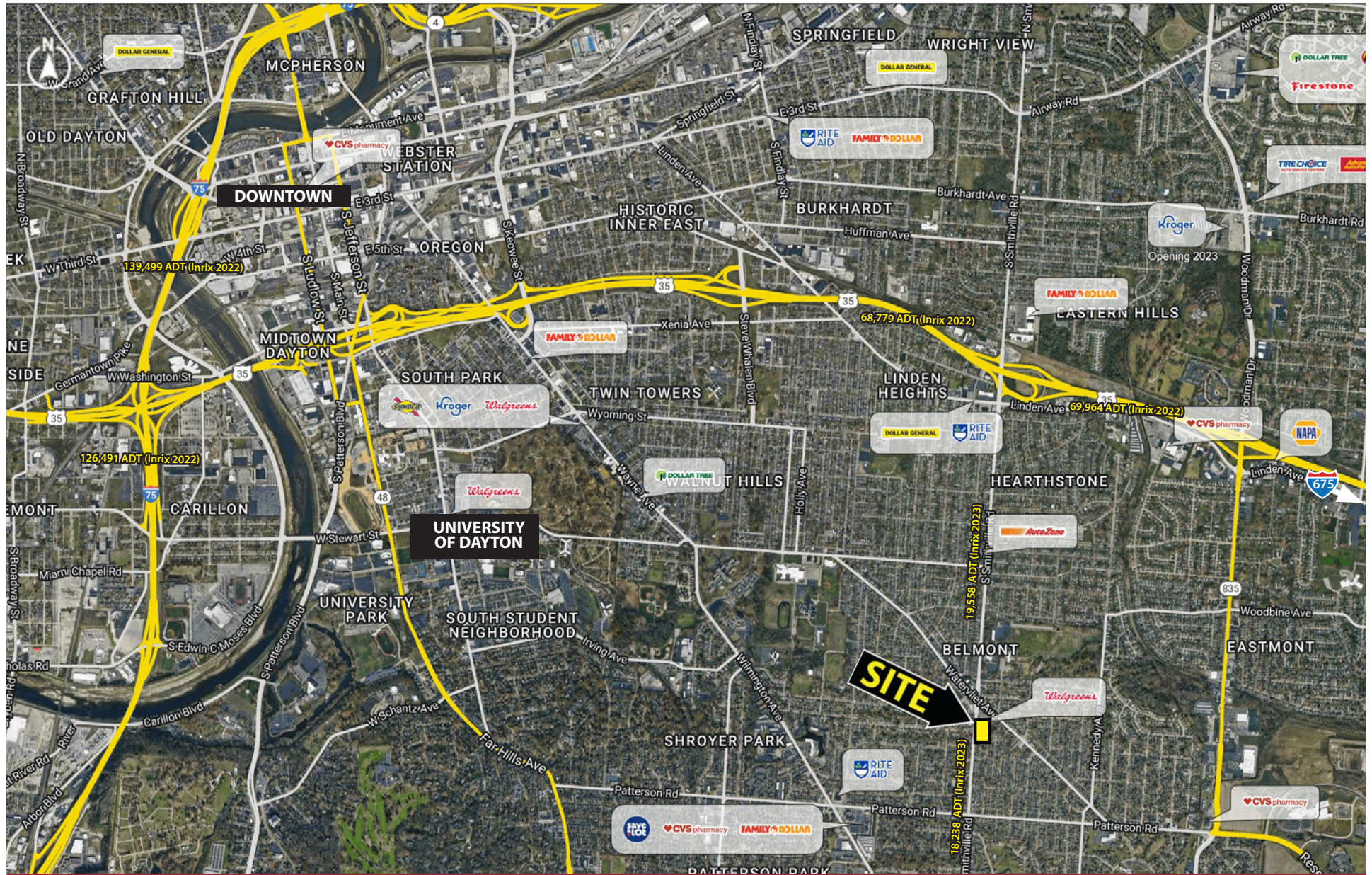
Information and any imagery is proprietary to Edge Real Estate Group and confidential. Information contained herein has been obtained from sources deemed reliable, but is not guaranteed and is subject to change.



SMITHVILLE ROAD RETAIL

2636 S. Smithville Road, Dayton, OH 45420

Overview Aerial



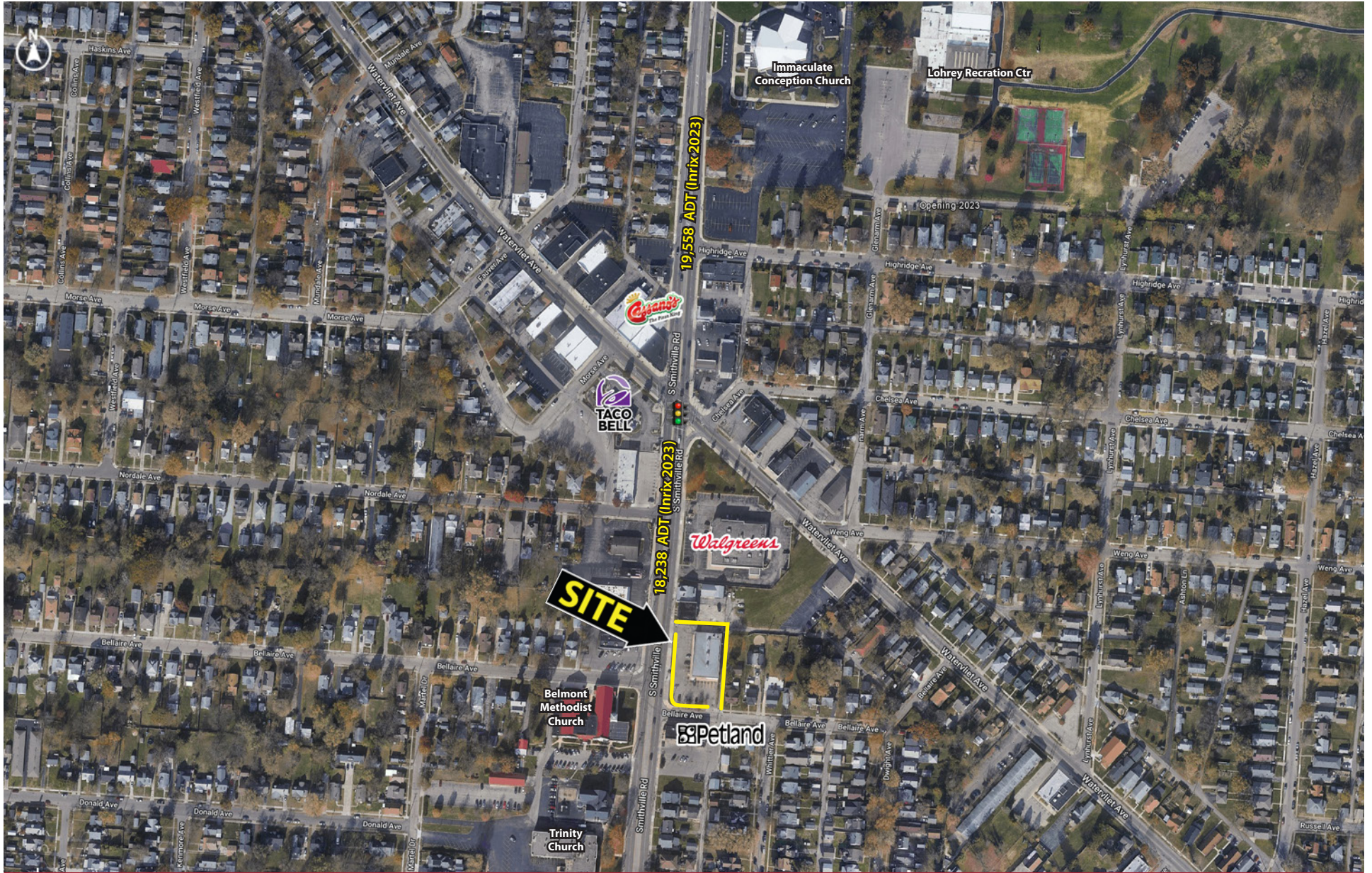
128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Information and any imagery is 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.

SMITHVILLE ROAD RETAIL

2636 S. Smithville Road, Dayton, OH 45420

Market Aerial

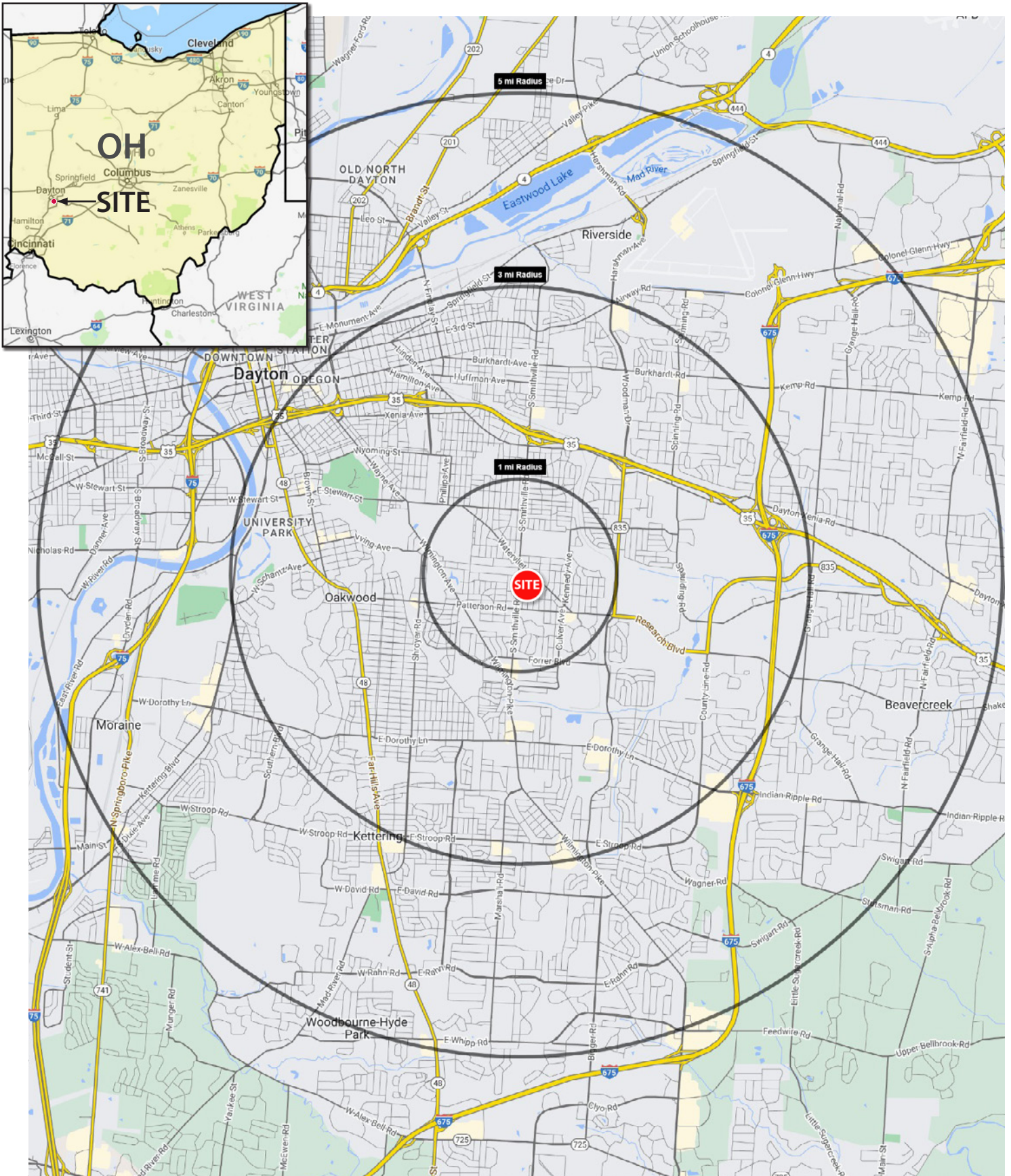


128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

Information and any imagery is 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.

SMITHVILLE ROAD RETAIL

2636 S. Smithville Road, Dayton, OH 45420



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

Information and any imagery is 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.

SMITHVILLE ROAD RETAIL

2636 S. Smithville Road, Dayton, OH 45420

Summary Profile

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



Lat/Lon: 39.7286/-84.141

2636 S Smithville Rd Dayton, OH 45420	1 mi radius	2 mi radius	3 mi radius	5 mi radius
Population				
2023 Estimated Population	17,966	59,710	113,084	208,277
2028 Projected Population	17,841	60,219	114,038	210,347
2020 Census Population	18,148	60,334	113,396	208,811
2010 Census Population	17,389	58,434	111,688	208,097
Projected Annual Growth 2023 to 2028	-0.1%	0.2%	0.2%	0.2%
Historical Annual Growth 2010 to 2023	0.3%	0.2%	-	-
2023 Median Age	38.0	35.1	35.8	37.5
Households				
2023 Estimated Households	9,285	26,233	48,452	90,517
2028 Projected Households	8,930	25,600	47,384	89,096
2020 Census Households	9,260	26,137	48,067	89,702
2010 Census Households	8,792	25,220	46,903	88,117
Projected Annual Growth 2023 to 2028	-0.8%	-0.5%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2023	0.4%	0.3%	0.3%	0.2%
Race and Ethnicity				
2023 Estimated White	83.2%	77.6%	77.0%	75.5%
2023 Estimated Black or African American	9.6%	8.6%	8.5%	12.5%
2023 Estimated Asian or Pacific Islander	1.9%	7.4%	7.4%	5.4%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
2023 Estimated Other Races	5.1%	6.2%	6.9%	6.4%
2023 Estimated Hispanic	3.0%	4.7%	5.6%	5.0%
Income				
2023 Estimated Average Household Income	\$66,633	\$79,991	\$83,812	\$90,264
2023 Estimated Median Household Income	\$54,646	\$62,623	\$63,410	\$68,122
2023 Estimated Per Capita Income	\$34,480	\$35,461	\$36,274	\$39,514
Education (Age 25+)				
2023 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.8%	3.2%	2.7%
2023 Estimated Some High School (Grade Level 9 to 11)	5.8%	6.3%	6.6%	6.0%
2023 Estimated High School Graduate	30.0%	26.0%	24.7%	24.2%
2023 Estimated Some College	26.5%	25.9%	24.6%	23.2%
2023 Estimated Associates Degree Only	11.0%	10.0%	10.0%	10.0%
2023 Estimated Bachelors Degree Only	15.6%	16.9%	18.1%	19.2%
2023 Estimated Graduate Degree	8.9%	12.1%	12.9%	14.6%
Business				
2023 Estimated Total Businesses	314	1,278	3,115	8,264
2023 Estimated Total Employees	2,540	13,674	37,392	107,672
2023 Estimated Employee Population per Business	8.1	10.7	12.0	13.0
2023 Estimated Residential Population per Business	57.2	46.7	36.3	25.2

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

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

Information and any imagery is 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.

SMITHVILLE ROAD RETAIL

2636 S. Smithville Road, Dayton, OH 45420



Contact:
Zachary Schunn

513.489.3343 x5
zschunn@edgegp.com

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

LET US GIVE YOU AN EDGE



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

Information and any imagery is 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.