

GREENE CROSSING - BEAVERCREEK, OH

4388 - 4490 Indian Ripple Road, Beavercreek, OH 45440

2 Suites Available
1,900 SF and 2,099 SF For LEASE



Property Details:

- Regional shopping center directly off I-675
- Junior anchors, On Par Entertainment and Vital Combat Team, opened in 2023
- Across from "The Greene" lifestyle center, which receives 5+ million annual visitors (per Placer.ai)

Surrounding retailers include:



Demographics:

2026 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	9,378	64,168	188,394	517,443
Households	4,489	28,643	80,886	223,235
Average HH Income	\$102,116	\$107,128	\$115,587	\$104,670
Total No. of Employees	6,089	27,281	61,051	224,669

Traffic Counts:

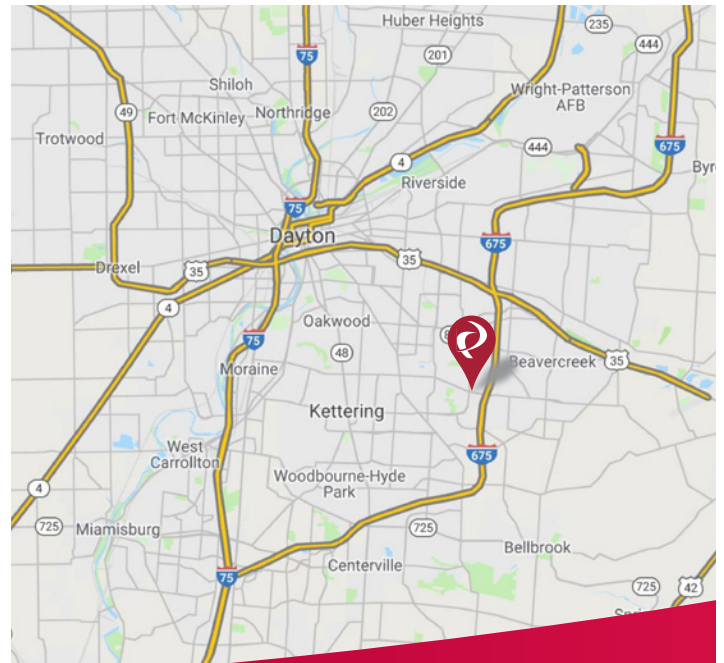
ADT

Indian Ripple Road	39,238 ADT Inrix 2023
I-675 at Indian Ripple Road	69,040 ADT Inrix 2024

Contact:

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Suite	Tenant	Area (SF)
4388	Romeo's Pizza	1,584
4392	Sims-Lohman	2,483
4396	Jimmy John's	1,350
4400	Drayer Physical Therapy	2,200
4404	VIP Wireless	1,800
4408	AVAILABLE	1,900
4412	Good Feet	1,805
4416	SportClips	2,000
4428	Sola Salon Studios	6,875
4436	AVAILABLE	2,099
4448	Toasted Brunch Bar & Cafe	5,001
4464	On Par Entertainment	33,000
4468	Vital Combat Team	8,300
4470	Sake Japanese Steak House	4,802
4472-74	Classy Nails	10,464



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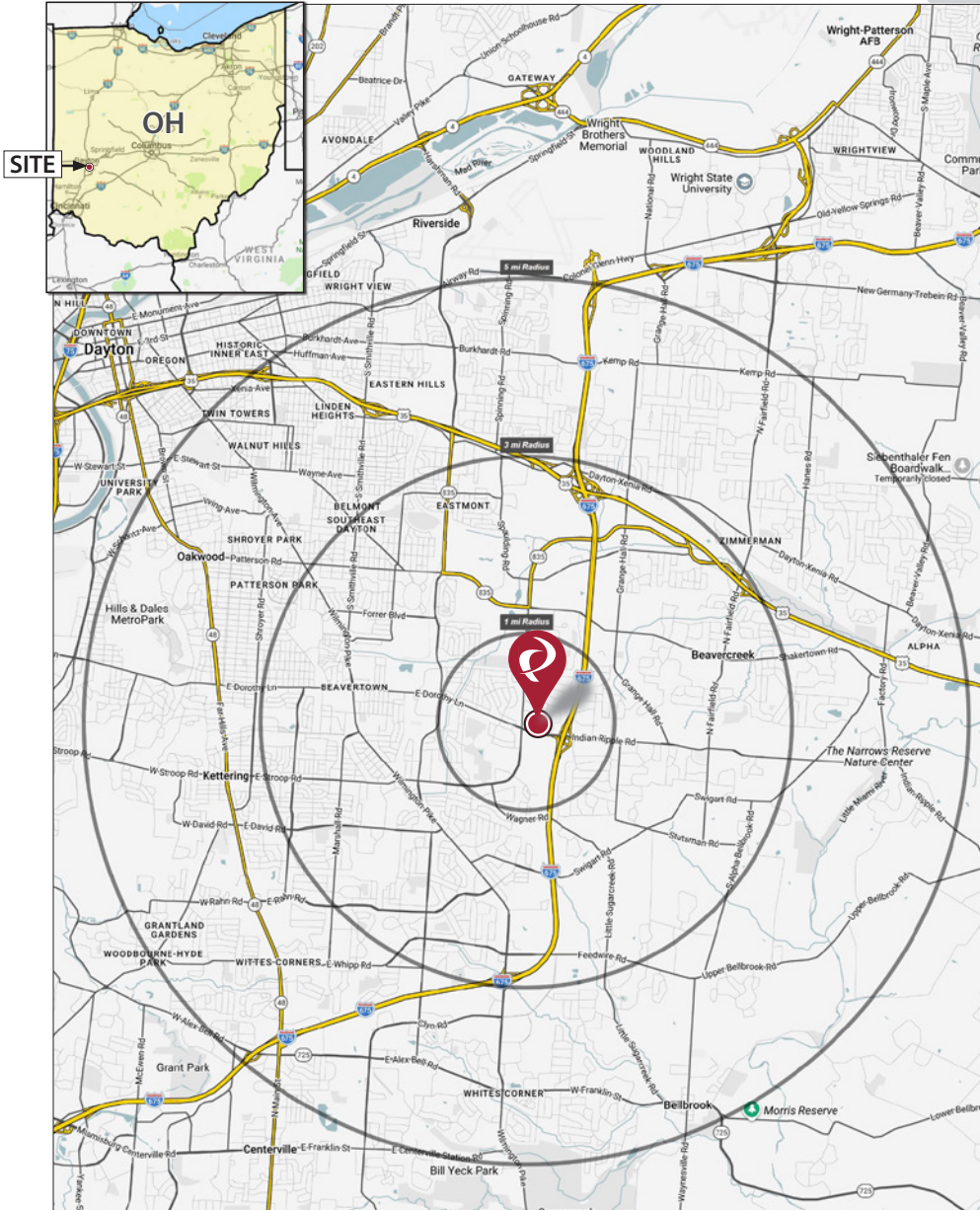
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Market Map and Demographics



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.6974/-84.1017

4388-4490 Indian Ripple Rd Dayton, OH 45440	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2026 Estimated Population	9,378	64,168	188,394	517,443
2031 Projected Population	9,337	65,098	190,038	522,585
2020 Census Population	9,666	64,457	188,896	505,615
2010 Census Population	9,427	62,004	182,507	496,038
Projected Annual Growth 2026 to 2031	-	0.3%	0.2%	0.2%
Historical Annual Growth 2010 to 2026	-	0.2%	0.2%	0.3%
2026 Median Age	39.0	40.3	39.8	38.5
Households				
2026 Estimated Households	4,489	28,643	80,886	223,235
2031 Projected Households	4,500	28,924	81,244	225,069
2020 Census Households	4,401	28,227	79,827	213,129
2010 Census Households	4,291	27,146	76,786	205,953
Projected Annual Growth 2026 to 2031	-	0.2%	-	0.2%
Historical Annual Growth 2010 to 2026	0.3%	0.3%	0.3%	0.5%
Race and Ethnicity				
2026 Estimated White	83.6%	83.3%	82.0%	72.7%
2026 Estimated Black or African American	5.5%	7.6%	8.1%	17.2%
2026 Estimated Asian or Pacific Islander	4.8%	3.1%	3.4%	3.5%
2026 Estimated American Indian or Native Alaskan	-	0.2%	0.2%	0.2%
2026 Estimated Other Races	6.0%	5.8%	6.4%	6.3%
2026 Estimated Hispanic	4.6%	4.1%	4.8%	4.6%
Income				
2026 Estimated Average Household Income	\$102,116	\$107,128	\$115,587	\$104,670
2026 Estimated Median Household Income	\$83,448	\$89,018	\$94,059	\$84,514
2026 Estimated Per Capita Income	\$48,977	\$47,893	\$49,845	\$45,366
Education (Age 25+)				
2026 Estimated Elementary (Grade Level 0 to 8)	1.1%	1.4%	1.5%	2.3%
2026 Estimated Some High School (Grade Level 9 to 11)	4.1%	3.4%	3.3%	4.7%
2026 Estimated High School Graduate	21.1%	22.1%	20.8%	24.2%
2026 Estimated Some College	21.3%	21.7%	21.3%	21.1%
2026 Estimated Associates Degree Only	12.0%	10.6%	10.2%	10.3%
2026 Estimated Bachelors Degree Only	21.4%	22.7%	23.5%	20.8%
2026 Estimated Graduate Degree	19.0%	18.0%	19.4%	16.6%
Business				
2026 Estimated Total Businesses	394	2,021	5,668	17,428
2026 Estimated Total Employees	6,089	27,281	61,051	224,669
2026 Estimated Employee Population per Business	15.5	13.5	10.8	12.9
2026 Estimated Residential Population per Business	23.8	31.8	33.2	29.7

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