



GREENE CROSSING - BEAVERCREEK, OH

4388 - 4490 Indian Ripple Road, Beavercreek, OH 45440

2,400+/- SF Available for LEASE



Property Details:

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

• National retailers include:



Demographics:

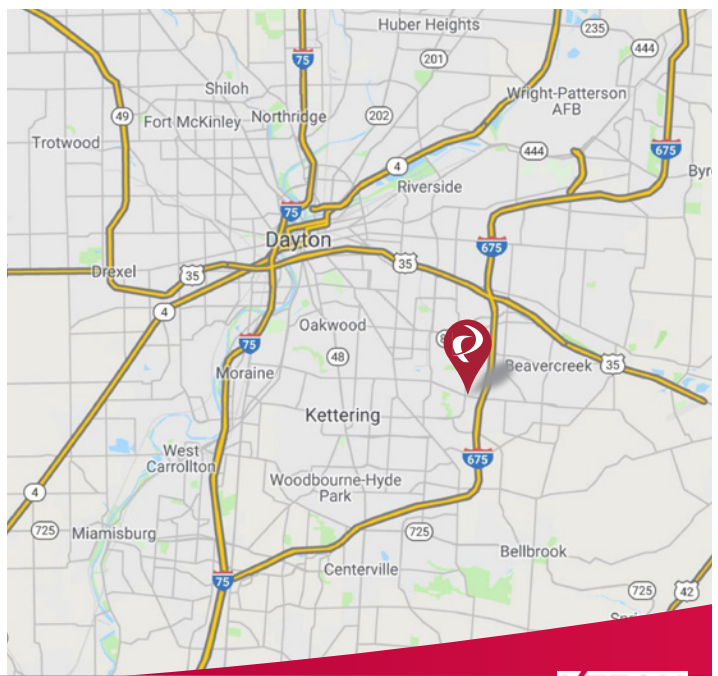
2022 Estimates	1 Mile	3 Mile	5 Mile
Population	8,555	63,673	187,302
Households	3,910	27,869	79,560
Average Household Income	\$68,131	\$84,545	\$94,538
Total Number of Employees	4,808	28,700	62,829

Traffic Counts:

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

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

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Jorge Gurgel Martial Arts Center Coming Soon
On Par Entertainment Coming Soon

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	Dr. Jack's Aquatics	1,900
4412	Good Feet	1,805
4416	SportClips	2,000
4428	Sola Salon Studios	6,875
4436	AVAILABLE	2,400 +/-
4448	LEASE PENDING	4,800
4464	On Par Entertainment	33,000
4468	Jorge Gurgel Martial Arts	8,300
4470	Sake Japanese Steak House	4,802
4472-74	Classy Nails	10,464

at home
The Home Depot Superstore
(Not Owned)

Cane's
(Not Owned)

Indian Ripple Road



4448 LEASE PENDING

4436 AVAILABLE 2,400 +/- SF

4428 Sola

4416 SportClips

4412 Good Feet

4408 Dr. Jack's Aquatics

4404 VIP

4400 Drayer

4396 JJ

4392 SIMS-LOHMAN

4388 ROMEO'S

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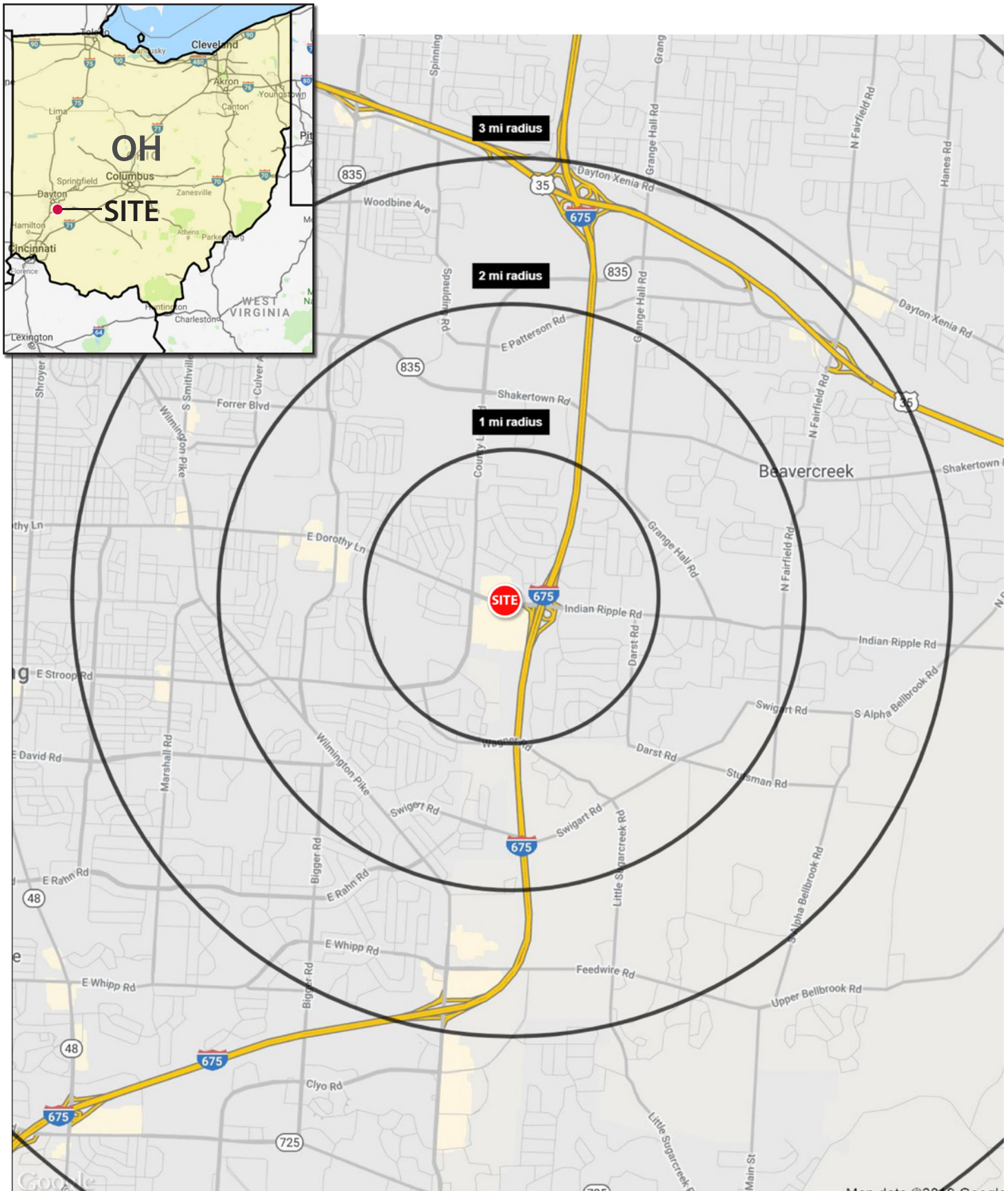


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Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.6969/-84.1009

4388 Indian Ripple Rd Dayton, OH 45440	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	8,555	63,673	187,302
2027 Projected Population	8,461	65,562	191,041
2020 Census Population	8,600	63,299	187,485
2010 Census Population	8,479	60,806	181,076
Projected Annual Growth 2022 to 2027	-0.2%	0.6%	0.4%
Historical Annual Growth 2010 to 2022	-	0.4%	0.3%
2022 Median Age	39.2	40.8	40.2
Households			
2022 Estimated Households	3,910	27,869	79,560
2027 Projected Households	3,841	28,070	79,452
2020 Census Households	3,907	27,619	79,277
2010 Census Households	3,885	26,529	76,232
Projected Annual Growth 2022 to 2027	-0.4%	0.1%	-
Historical Annual Growth 2010 to 2022	-	0.4%	0.4%
Race and Ethnicity			
2022 Estimated White	86.0%	86.4%	83.0%
2022 Estimated Black or African American	4.4%	5.6%	6.2%
2022 Estimated Asian or Pacific Islander	3.7%	2.7%	5.1%
2022 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%
2022 Estimated Other Races	5.8%	5.2%	5.5%
2022 Estimated Hispanic	4.0%	3.2%	3.9%
Income			
2022 Estimated Average Household Income	\$68,131	\$84,545	\$94,538
2022 Estimated Median Household Income	\$70,033	\$76,018	\$77,427
2022 Estimated Per Capita Income	\$31,239	\$37,069	\$40,332
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.7%	1.4%	1.5%
2022 Estimated Some High School (Grade Level 9 to 11)	4.8%	3.5%	3.9%
2022 Estimated High School Graduate	23.4%	22.7%	20.9%
2022 Estimated Some College	21.9%	22.4%	21.7%
2022 Estimated Associates Degree Only	9.7%	10.6%	9.6%
2022 Estimated Bachelors Degree Only	23.9%	22.7%	23.2%
2022 Estimated Graduate Degree	14.6%	16.6%	19.2%
Business			
2022 Estimated Total Businesses	374	1,960	5,563
2022 Estimated Total Employees	4,808	28,700	62,829
2022 Estimated Employee Population per Business	12.9	14.6	11.3
2022 Estimated Residential Population per Business	22.9	32.5	33.7

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