



f X in  
513.489.3343  
edgegp.com

# SHOPPES at NORTHWOODS

780-796 Northwoods Boulevard, Vandalia, OH 45377

1,600 SF FOR LEASE



### Property Details:

- Kroger-anchored center located in the northern suburbs of Dayton, OH metro
- Directly off Interstate 75 / Northwoods Blvd. exit.
- Large pylon signage available on Interstate 75
- Approximately 1.4 million customers visit the center every year, per Placer.ai

### Surrounding retailers include:



### Demographics:

2023 Estimates	1 Mile	3 Mile	5 Mile
Population	4,591	21,199	69,835
Households	2,011	9,172	28,789
Average Household Income	\$91,622	\$109,322	\$108,691
Total Number of Employees	2,567	10,645	26,746

### Traffic Counts:

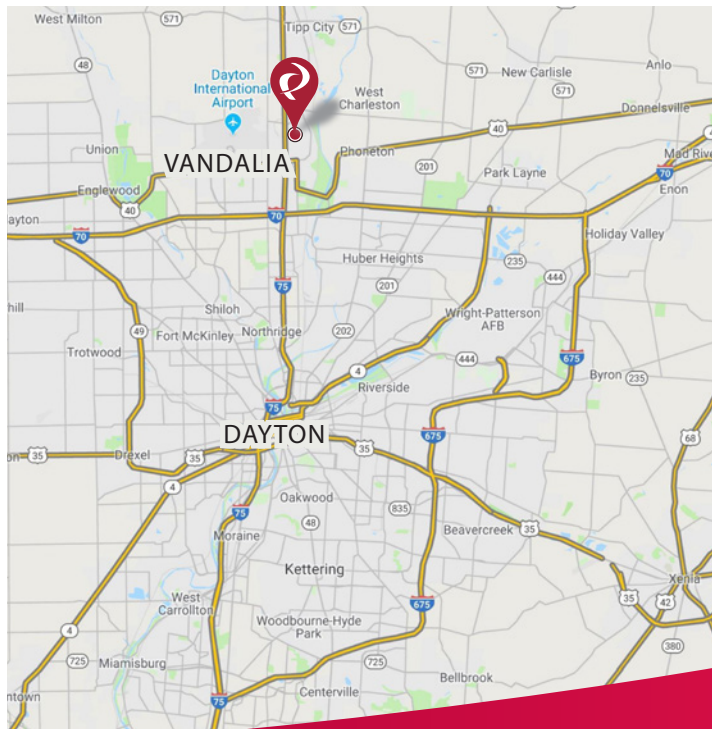
Inrix 2022	ADT
I-75	84,212

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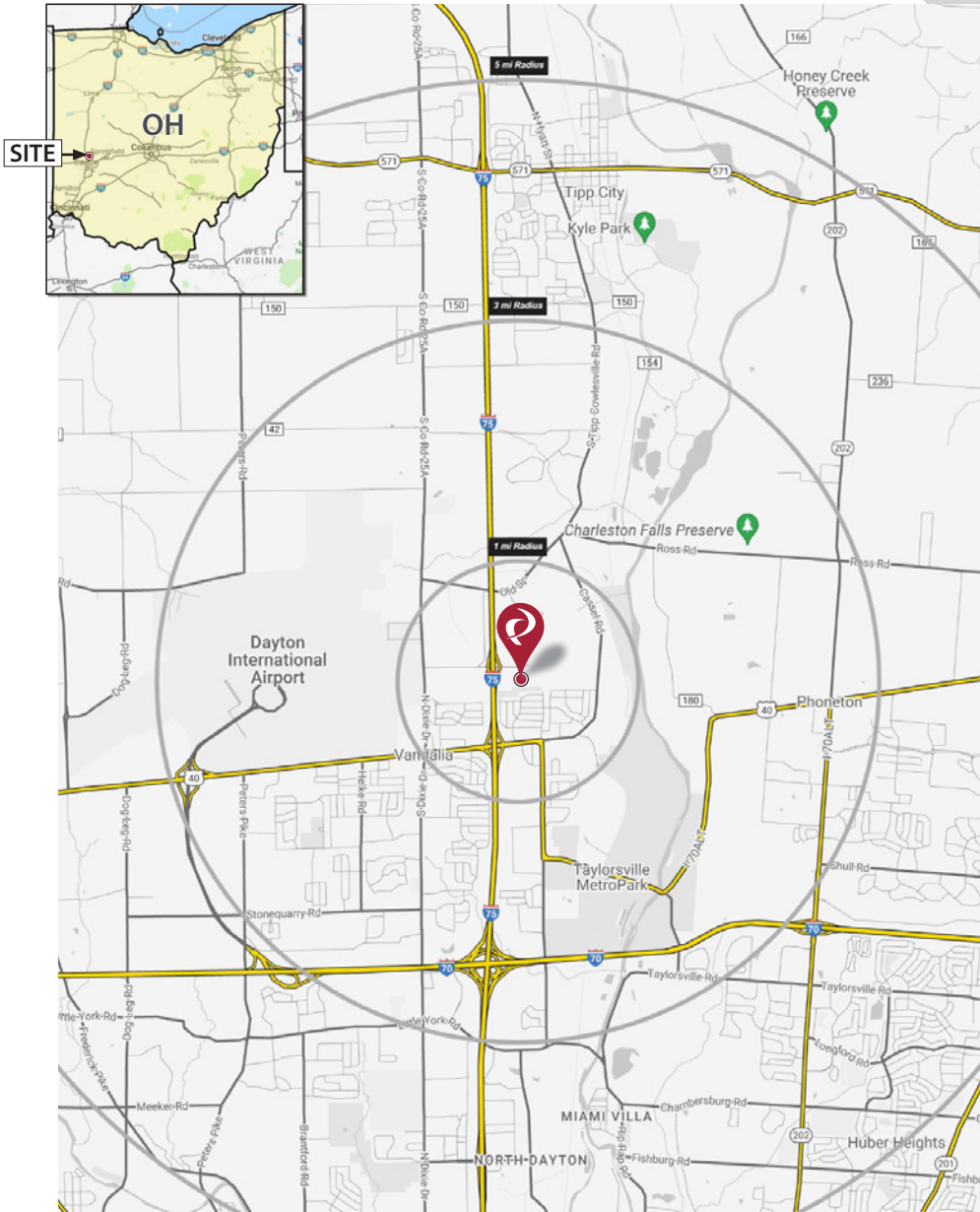
128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Map and Demographics



### Summary Profile

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



Lat/Lon: 39.8994/-84.1841

780 Northwoods Blvd Vandalia, OH 45377	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	4,591	21,199	69,835
2028 Projected Population	4,397	21,192	70,582
2020 Census Population	4,768	21,277	70,540
2010 Census Population	4,773	20,040	65,423
Projected Annual Growth 2023 to 2028	-0.8%	-	0.2%
Historical Annual Growth 2010 to 2023	-0.3%	0.4%	0.5%
2023 Median Age	41.0	41.5	40.9
<b>Households</b>			
2023 Estimated Households	2,011	9,172	28,789
2028 Projected Households	1,887	8,965	28,542
2020 Census Households	2,103	9,209	29,033
2010 Census Households	2,025	8,512	26,536
Projected Annual Growth 2023 to 2028	-1.2%	-0.5%	-0.2%
Historical Annual Growth 2010 to 2023	-	0.6%	0.7%
<b>Race and Ethnicity</b>			
2023 Estimated White	87.2%	85.2%	80.9%
2023 Estimated Black or African American	7.1%	8.1%	11.0%
2023 Estimated Asian or Pacific Islander	1.6%	2.1%	2.6%
2023 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%
2023 Estimated Other Races	4.0%	4.5%	5.3%
2023 Estimated Hispanic	2.6%	2.8%	3.3%
<b>Income</b>			
2023 Estimated Average Household Income	\$91,622	\$109,322	\$108,691
2023 Estimated Median Household Income	\$68,487	\$83,986	\$80,010
2023 Estimated Per Capita Income	\$40,295	\$47,419	\$44,881
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.3%	1.5%
2023 Estimated Some High School (Grade Level 9 to 11)	4.4%	4.7%	4.0%
2023 Estimated High School Graduate	35.4%	29.6%	29.2%
2023 Estimated Some College	24.8%	23.7%	24.6%
2023 Estimated Associates Degree Only	12.1%	10.7%	11.4%
2023 Estimated Bachelors Degree Only	13.1%	18.8%	17.9%
2023 Estimated Graduate Degree	8.9%	11.2%	11.4%
<b>Business</b>			
2023 Estimated Total Businesses	190	865	2,334
2023 Estimated Total Employees	2,567	10,645	26,746
2023 Estimated Employee Population per Business	13.5	12.3	11.5
2023 Estimated Residential Population per Business	24.1	24.5	29.9

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

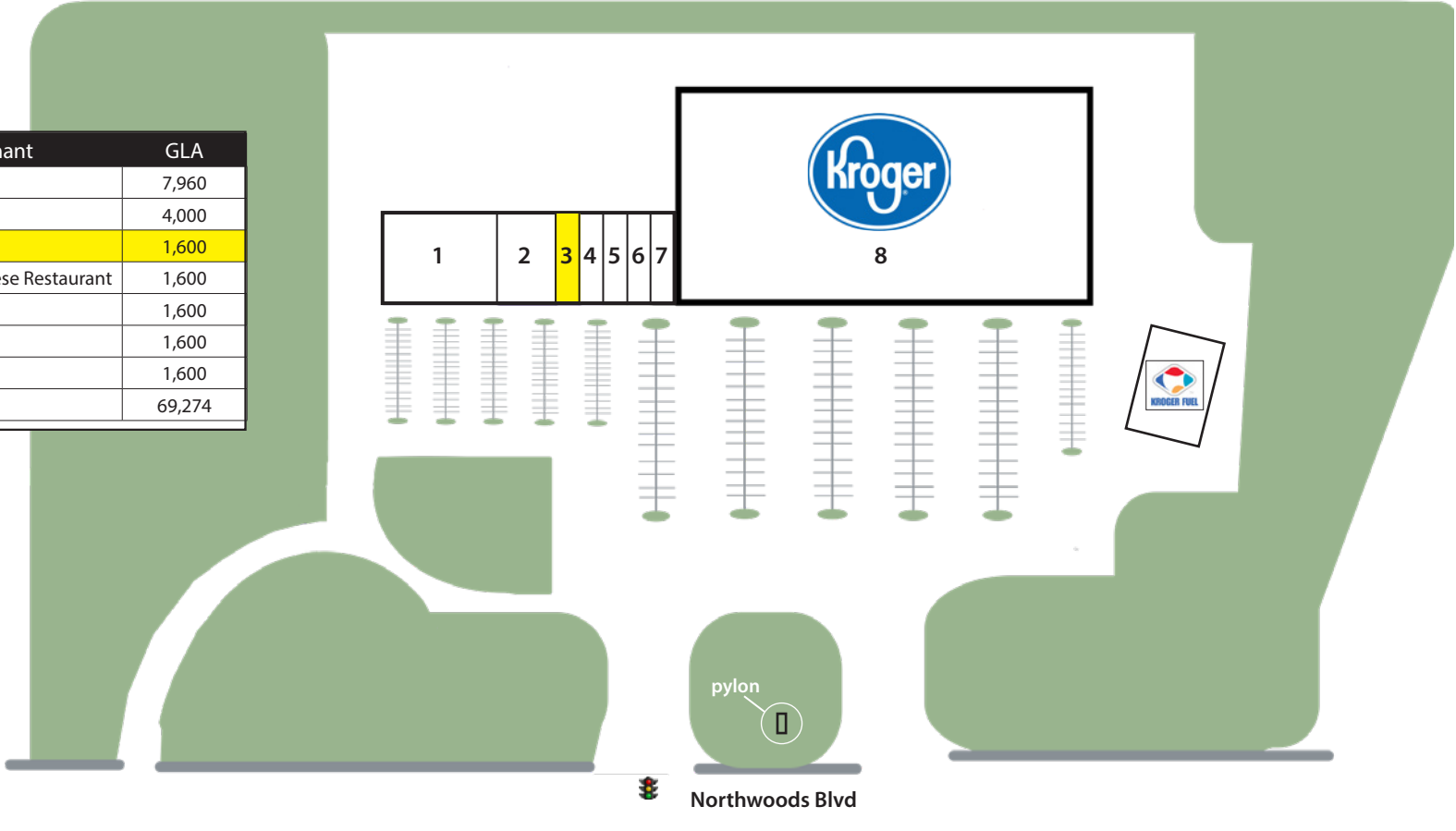


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Site Plan

Suite	Tenant	GLA
1	Dollar Tree	7,960
2	El Toro	4,000
3	AVAILABLE	1,600
4	Fu Ying Chinese Restaurant	1,600
5	H&R Block	1,600
6	Vapor Haus	1,600
7	Great Clips	1,600
8	Kroger	69,274







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Market Aerial



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