

WOODMAN PLACE SHOPPING CENTER

3040-3128 Woodman Drive, Kettering, OH 45420

3,000 - 25,000 SF Available for LEASE



Property Details:

- Junior box and b-shops space available
- Located in the heart of Kettering retail trade corridor
- Growing corridor with new retailers Chase Bank, Take 5 Oil Change, and City Barbeque
- Kroger is ¼ mile north, stand-alone (no B-shops) and is in top 20% of Kroger stores nationally
- Easy access to I-675 via Indian Ripple Road exit (1.5 miles east) and Wilmington Pike (3 miles south)

Retailers in the corridor:



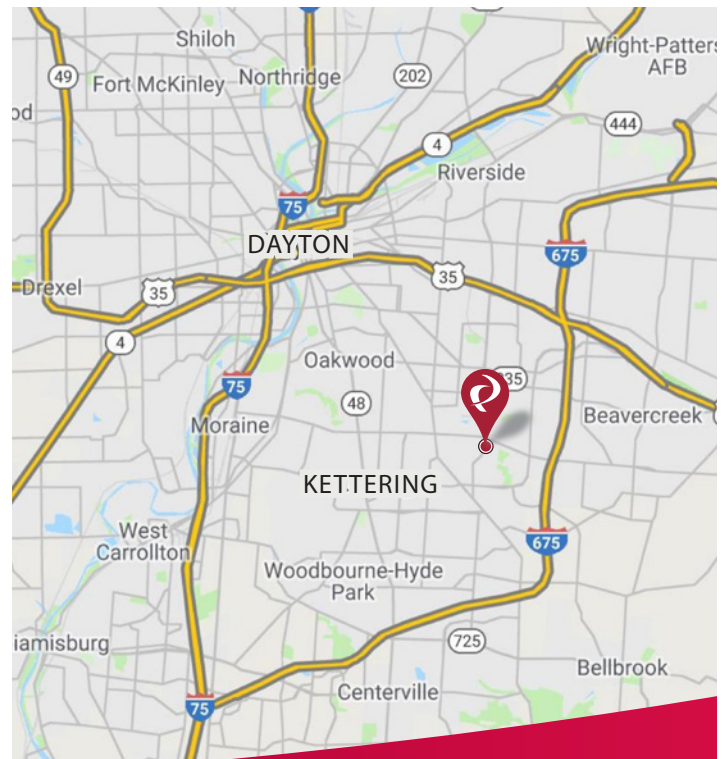
Demographics:

2024 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	10,256	88,034	209,922	533,271
Households	4,384	40,434	88,828	226,955
Average HH Income	\$81,364	\$99,686	\$107,113	\$100,736
Total No. of Employees	2,730	30,255	73,083	213,985

Traffic Counts: (Inrix 2023)

Woodman Drive	19,001 ADT
E Dorothy Lane, West of Woodman Drive	29,616 ADT
E Dorothy Lane, East of Woodman Drive	25,357 ADT

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.



WOODMAN PLACE SHOPPING CENTER
3040-3128 Woodman Drive, Kettering, OH 45420

Overview Aerial



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.

WOODMAN PLACE SHOPPING CENTER

3040-3128 Woodman Drive, Kettering, OH 45420

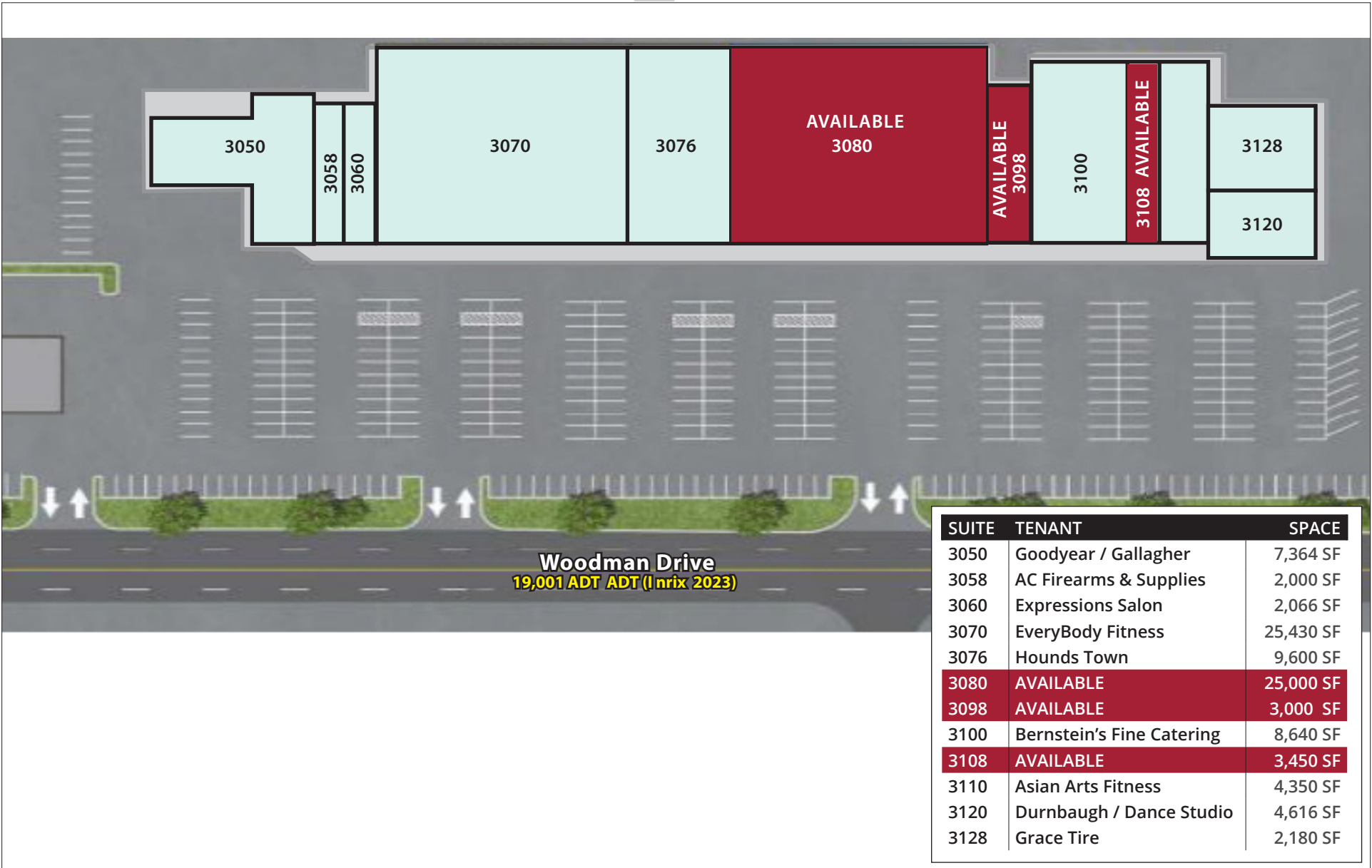
Detail Aerial





WOODMAN PLACE SHOPPING CENTER
3040-3128 Woodman Drive, Kettering, OH 45420

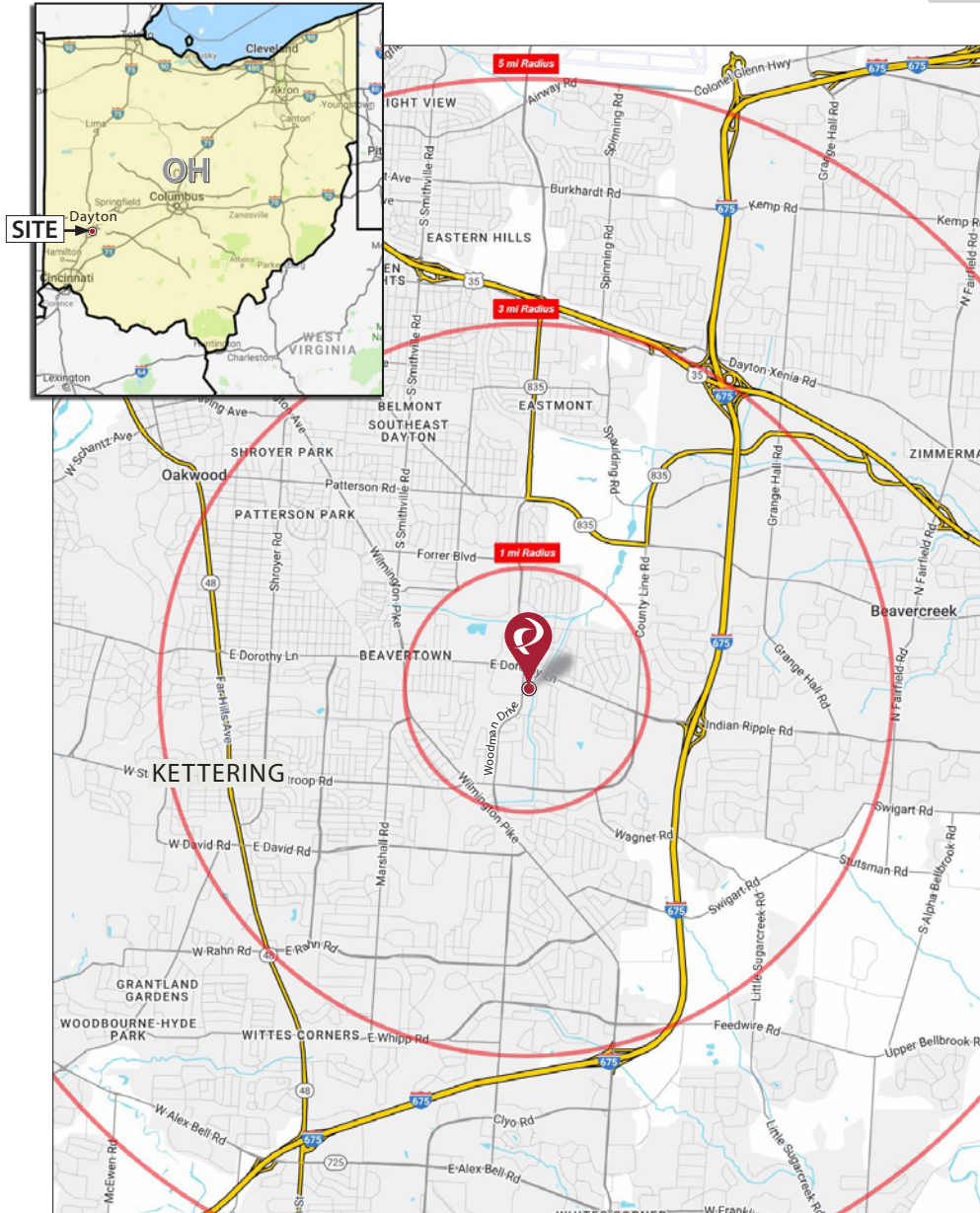
Site Plan



WOODMAN PLACE SHOPPING CENTER

3040-3128 Woodman Drive, Kettering, OH 45420

Market Map and Demographics



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.6997/-84.1228

Woodman Place SC Dayton, OH 45420	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	10,256	88,034	209,922	533,271
2030 Projected Population	10,197	87,779	210,213	535,767
2020 Census Population	10,384	89,016	208,877	523,993
2010 Census Population	10,030	86,042	203,494	513,906
Projected Annual Growth 2025 to 2030	-0.1%	-	-	-
Historical Annual Growth 2010 to 2025	0.2%	0.2%	0.2%	0.3%
2025 Median Age	36.6	40.0	39.3	38.4
Households				
2025 Estimated Households	4,384	40,434	88,828	226,955
2030 Projected Households	4,391	40,533	89,510	229,704
2020 Census Households	4,474	40,715	88,212	220,505
2010 Census Households	4,318	39,353	85,416	213,117
Projected Annual Growth 2025 to 2030	-	-	0.2%	0.2%
Historical Annual Growth 2010 to 2025	0.1%	0.2%	0.3%	0.4%
Race and Ethnicity				
2025 Estimated White	82.5%	83.9%	81.9%	72.3%
2025 Estimated Black or African American	8.0%	7.5%	8.4%	18.1%
2025 Estimated Asian or Pacific Islander	2.2%	2.8%	2.8%	3.2%
2025 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.2%	0.2%
2025 Estimated Other Races	7.0%	5.6%	6.7%	6.1%
2025 Estimated Hispanic	4.3%	3.8%	5.1%	4.4%
Income				
2025 Estimated Average Household Income	\$81,364	\$99,686	\$107,113	\$100,736
2025 Estimated Median Household Income	\$70,070	\$79,911	\$83,801	\$80,133
2025 Estimated Per Capita Income	\$34,788	\$45,840	\$45,602	\$43,068
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	2.4%	1.6%	1.9%	2.3%
2025 Estimated Some High School (Grade Level 9 to 11)	4.2%	3.1%	4.0%	4.9%
2025 Estimated High School Graduate	30.1%	21.4%	21.7%	24.2%
2025 Estimated Some College	23.4%	21.5%	21.3%	21.3%
2025 Estimated Associates Degree Only	10.5%	10.3%	10.1%	10.0%
2025 Estimated Bachelors Degree Only	18.9%	23.2%	22.2%	20.5%
2025 Estimated Graduate Degree	10.5%	18.9%	18.8%	16.9%
Business				
2025 Estimated Total Businesses	349	2,764	6,646	18,088
2025 Estimated Total Employees	2,730	30,255	73,083	213,985
2025 Estimated Employee Population per Business	7.8	10.9	11.0	11.8
2025 Estimated Residential Population per Business	29.4	31.8	31.6	29.5

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

WOODMAN PLACE SHOPPING CENTER

3040-3128 Woodman Drive, Kettering, 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

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.