

KETTERING CROSSING

2801-2841 Wilmington Pike, Kettering, OH 45419

LAST SPACE REMAINING
1,400 SF Available for LEASE



Property Details:

- In high-profile Kettering suburb of Dayton, OH
- Facade renovations completed in 2022
- Join Jersey Mike's and Wingstop
- Street frontage and visibility from high-traffic Wilmington Pike, 26,312 ADT (Inrix 2023)

- Many national-brand retailers within 1/2 mile, including:



Demographics:

2024 Estimates	1 Mile	3 Mile	5 Mile
Population	12,477	100,820	209,572
Households	5,881	44,368	90,901
Average Household Income	\$76,589	\$94,564	\$94,094
Total Number of Employees	6,400	30,892	97,778

Traffic Counts: (Inrix 2023)

Wilmington Pike	26,312 ADT
E Dorothy Lane, West of Wilmington Pike	25,424 ADT
E Dorothy Lane, East of Wilmington Pike	25,742 ADT

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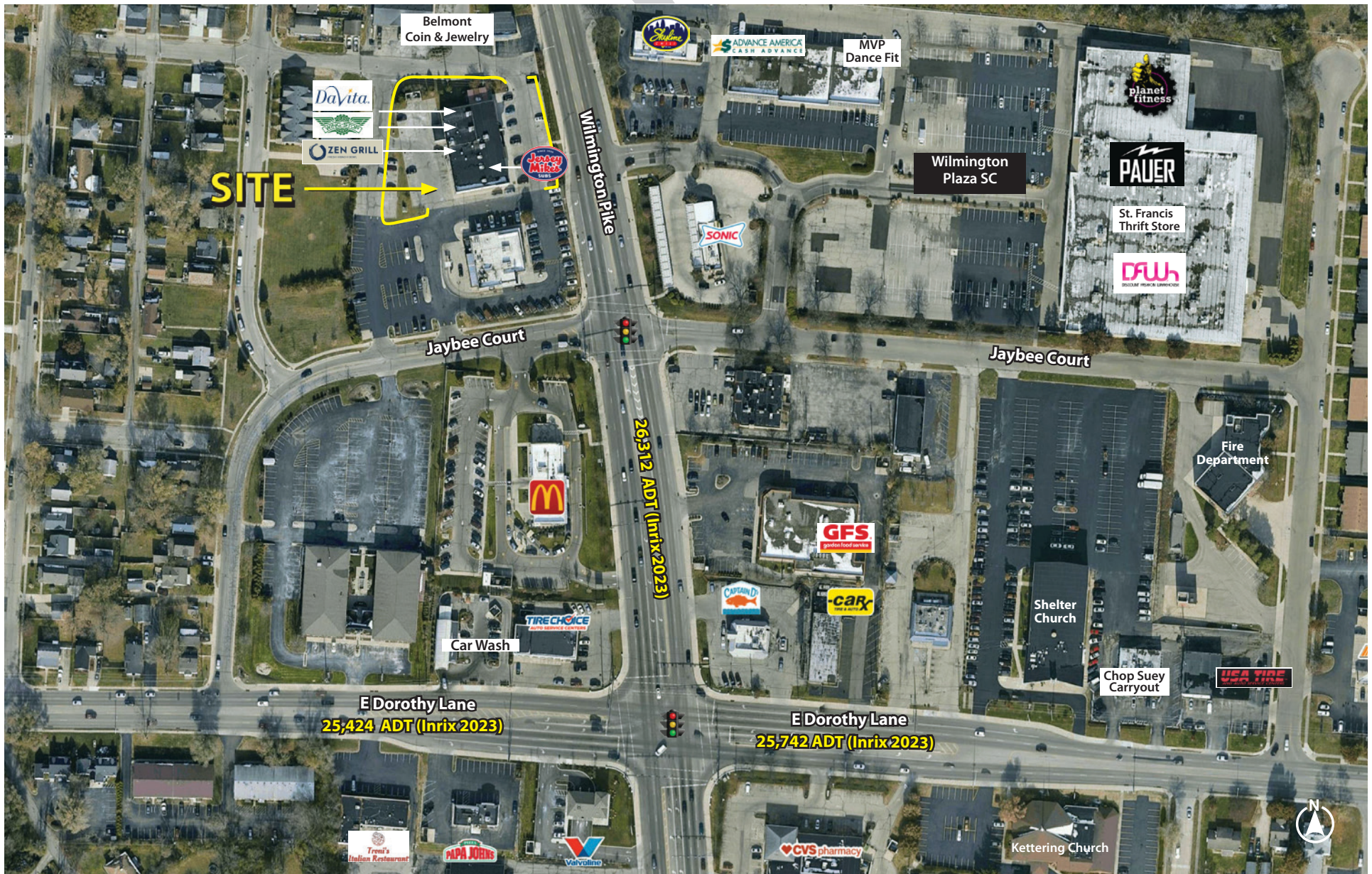
128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Market Aerial

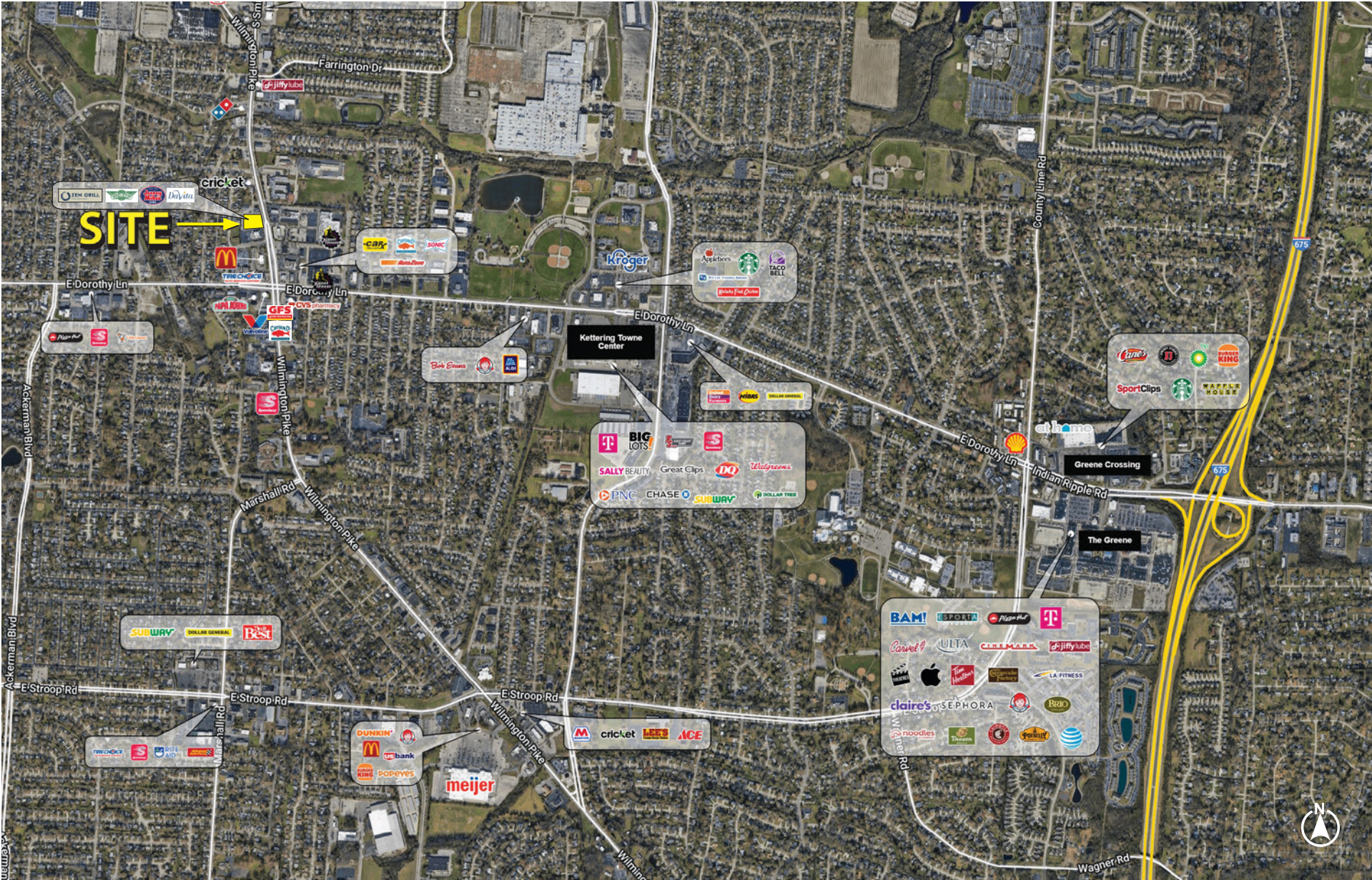




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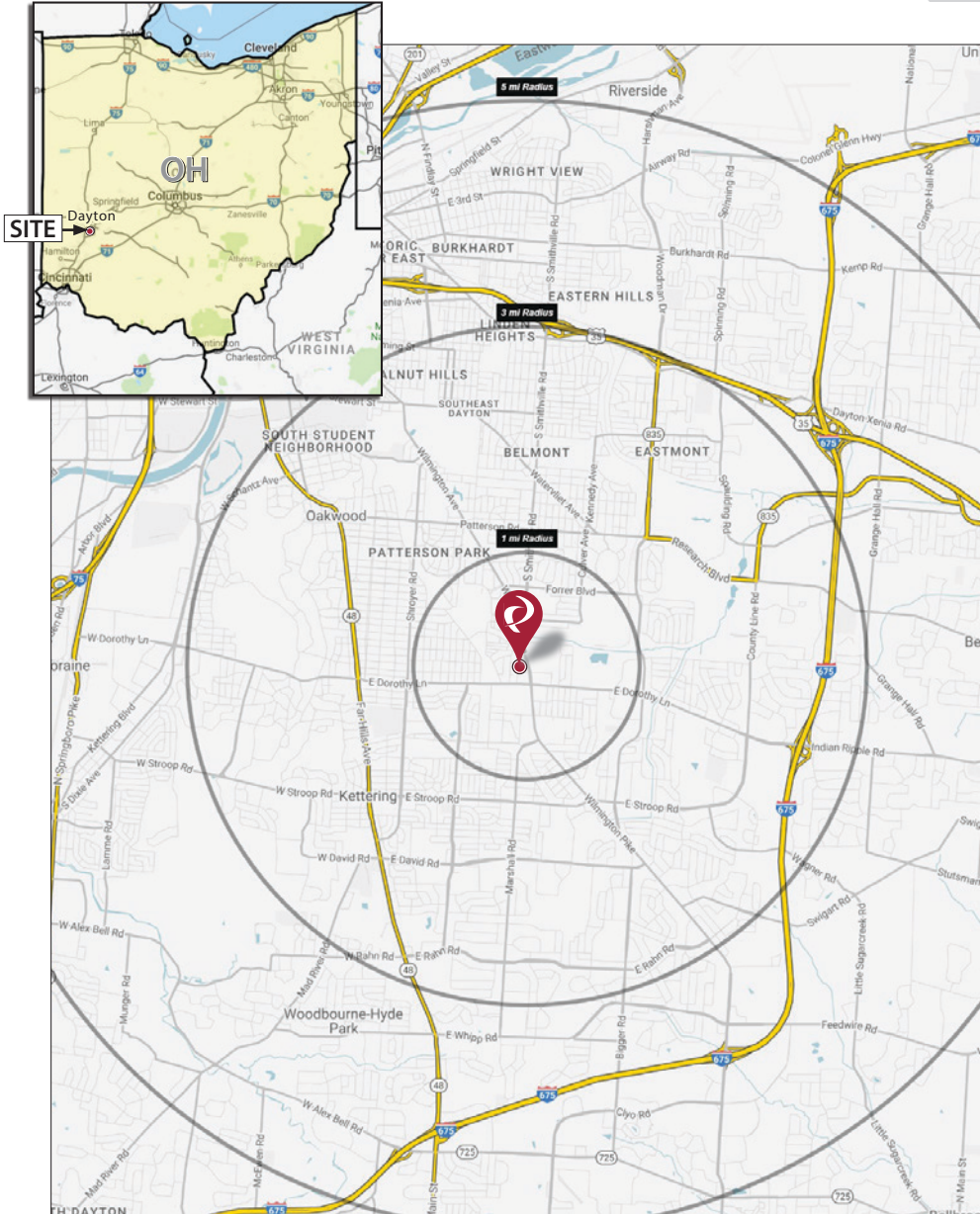
Overview Aerial



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Market Map and Demographics



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.7061/-84.1429

2801 Wilmington Pike Kettering, OH 45429	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	12,477	100,820	209,572
2029 Projected Population	12,517	100,247	209,580
2020 Census Population	12,805	104,212	210,184
2010 Census Population	12,410	100,491	206,033
Projected Annual Growth 2024 to 2029	-	-0.1%	-
Historical Annual Growth 2010 to 2024	-	-	0.1%
2024 Median Age	37.7	38.6	38.9
Households			
2024 Estimated Households	5,881	44,368	90,901
2029 Projected Households	5,817	43,566	90,044
2020 Census Households	5,864	45,245	90,308
2010 Census Households	5,680	43,621	87,470
Projected Annual Growth 2024 to 2029	-0.2%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2024	0.3%	0.1%	0.3%
Race and Ethnicity			
2024 Estimated White	82.4%	83.5%	79.9%
2024 Estimated Black or African American	9.9%	8.1%	10.8%
2024 Estimated Asian or Pacific Islander	2.4%	2.7%	2.7%
2024 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2024 Estimated Other Races	5.2%	5.5%	6.4%
2024 Estimated Hispanic	3.2%	3.7%	4.8%
Income			
2024 Estimated Average Household Income	\$76,589	\$94,564	\$94,094
2024 Estimated Median Household Income	\$65,453	\$74,214	\$73,672
2024 Estimated Per Capita Income	\$36,179	\$41,939	\$41,082
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.1%	2.6%
2024 Estimated Some High School (Grade Level 9 to 11)	3.8%	4.0%	5.2%
2024 Estimated High School Graduate	24.8%	25.3%	26.2%
2024 Estimated Some College	28.0%	23.1%	22.6%
2024 Estimated Associates Degree Only	10.6%	10.5%	10.1%
2024 Estimated Bachelors Degree Only	18.4%	19.7%	18.5%
2024 Estimated Graduate Degree	12.3%	15.2%	14.8%
Business			
2024 Estimated Total Businesses	359	2,842	7,927
2024 Estimated Total Employees	6,400	30,892	97,778
2024 Estimated Employee Population per Business	17.8	10.9	12.3
2024 Estimated Residential Population per Business	34.8	35.5	26.4

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