



PINEWOOD PLAZA

1024 - 1060 South Smithville Road, Dayton, OH 45403

3 Spaces Available FOR LEASE
Pad Site Available FOR LEASE



Property Details:

- Former Kroger store, 46,646 SF with high ceilings; potentially suitable for retail, warehouse and distribution
- Outparcel also available for ground lease
- Co-tenancy with Family Dollar, CATO Fashions, Ohio BMV, and Metro by T-Mobile
- Located less than 10 minutes from downtown Dayton, and the University of Dayton, directly off US Route 35

Surrounding retailers include:



Demographics:

2025 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	17,883	101,680	212,538	546,585
Households	7,674	42,645	91,029	234,221
Average HH Income	\$61,521	\$77,950	\$86,972	\$95,324
Total No. of Employees	2,438	37,732	108,756	224,584

Traffic Counts:

Inrix 2023	ADT
Smithville Road	19,036
US 35	75,358

Contact:

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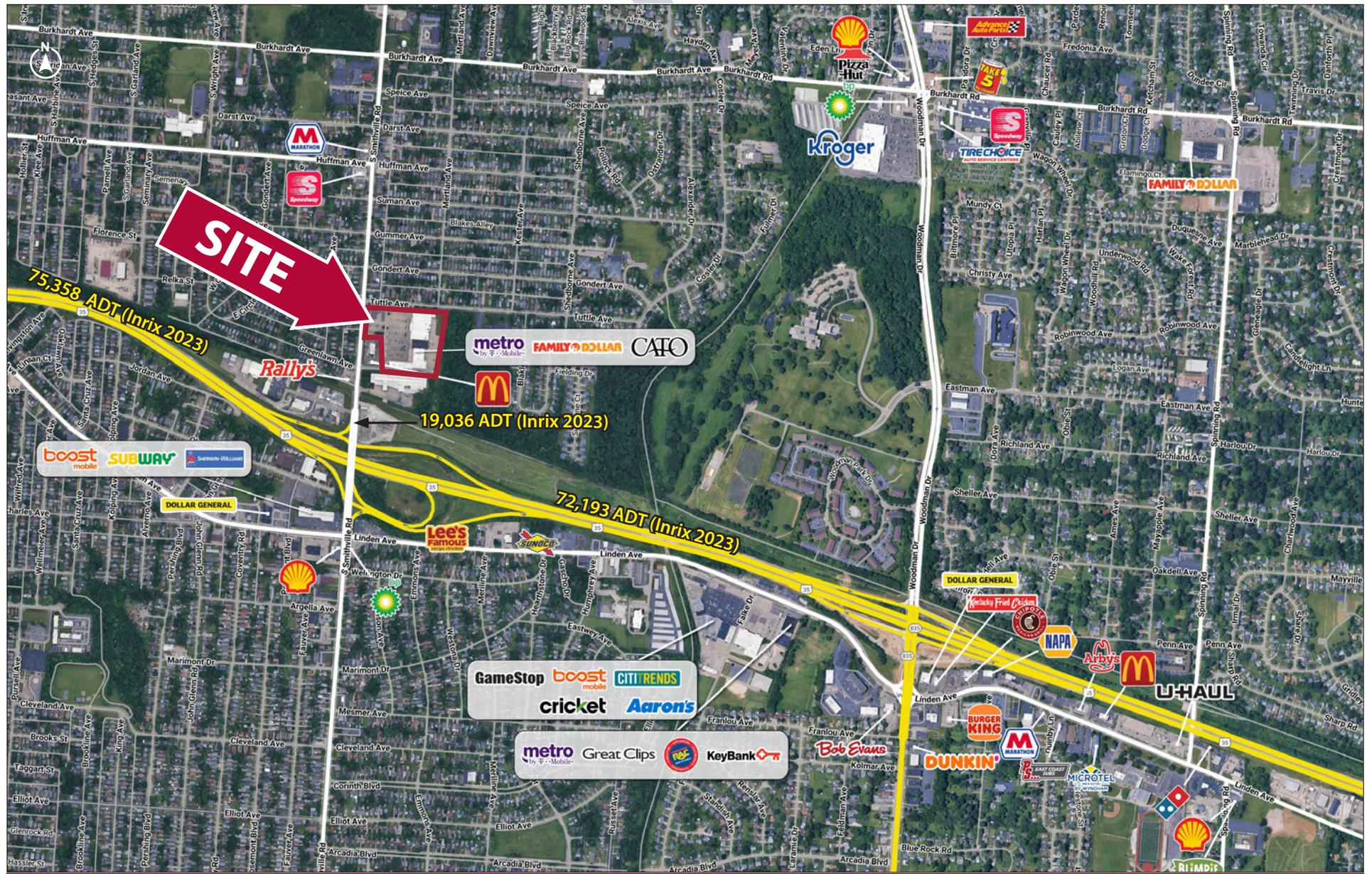


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Market Aerial

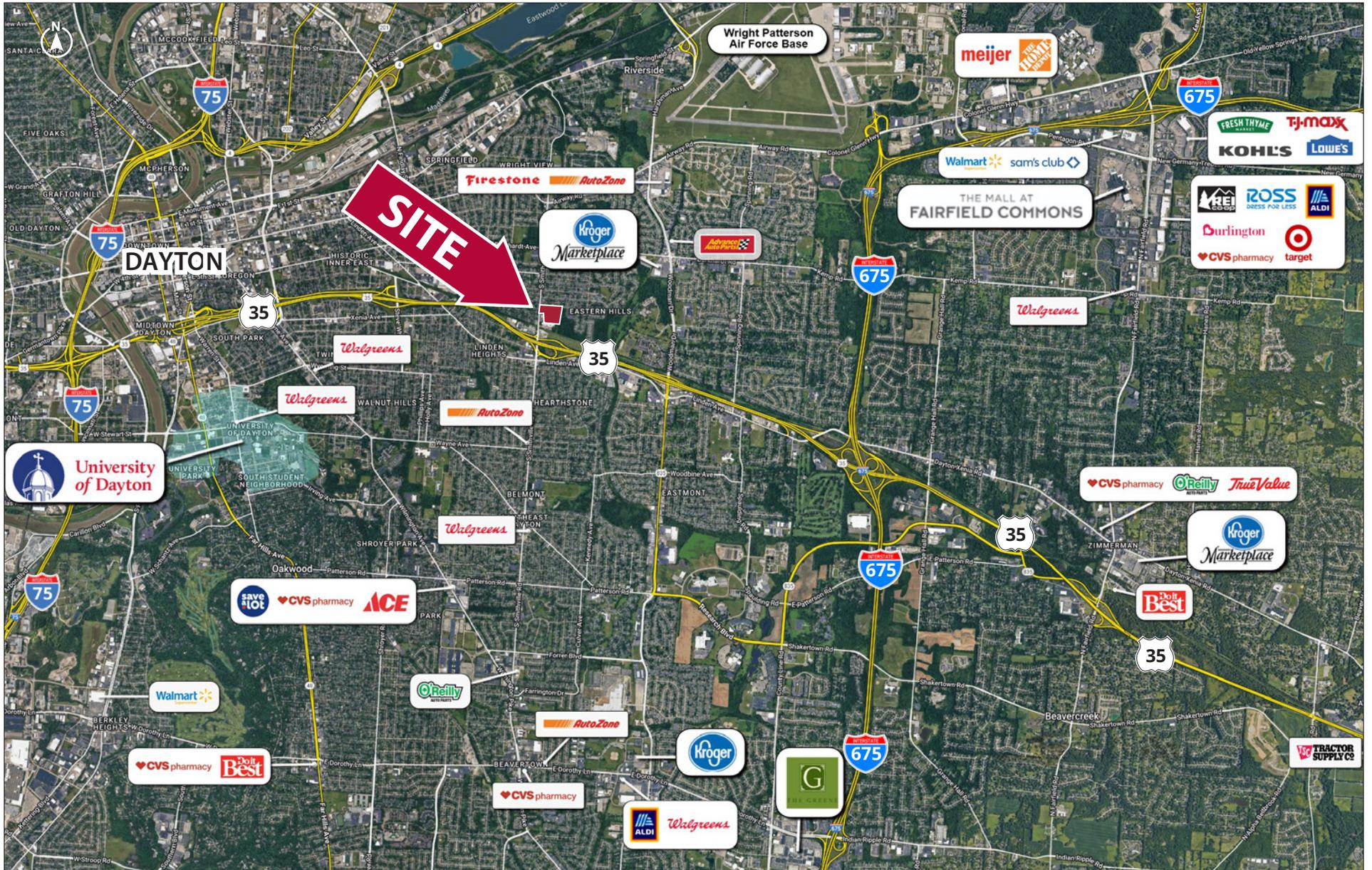


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Overview Aerial



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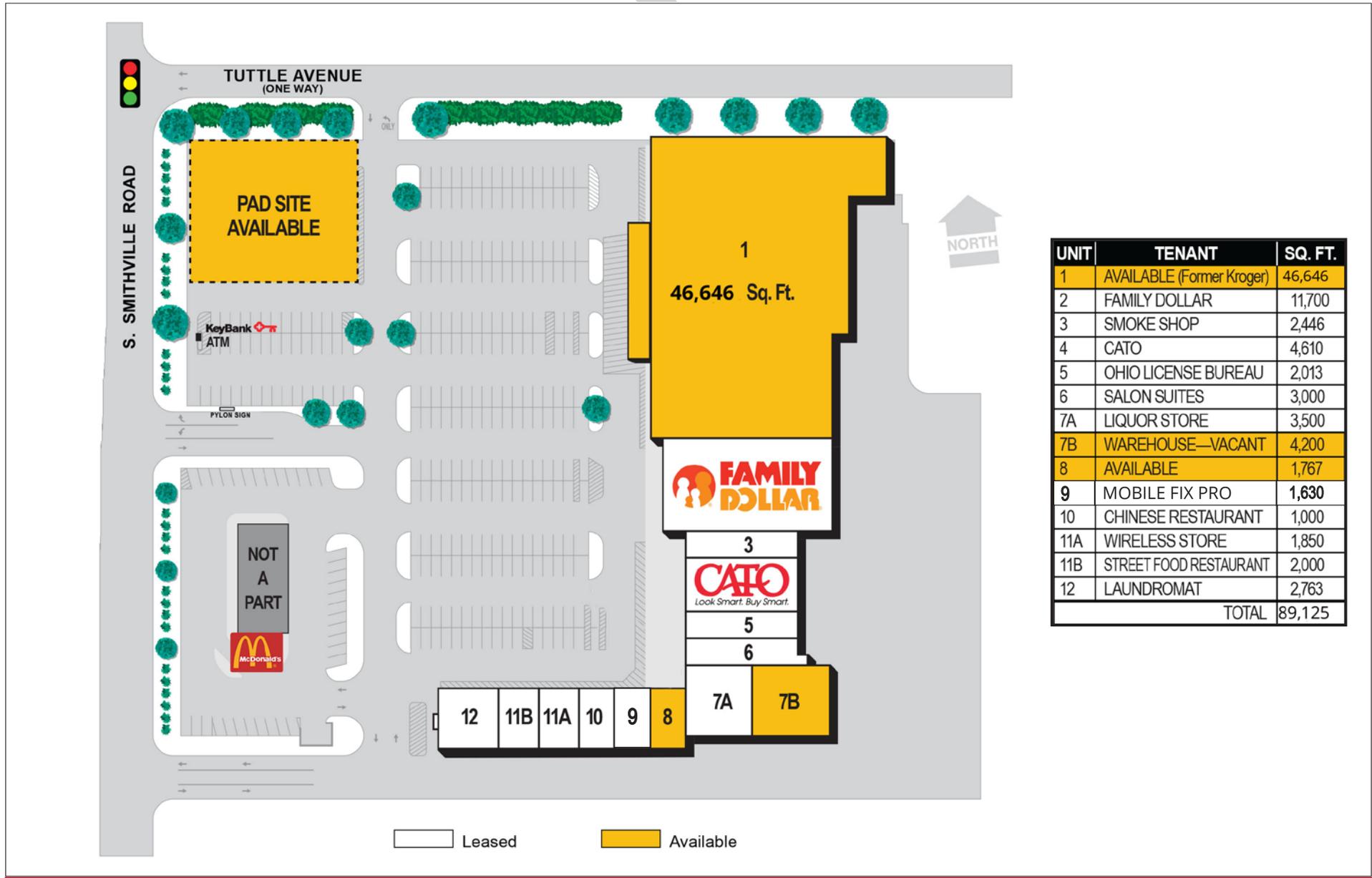
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Site Plan

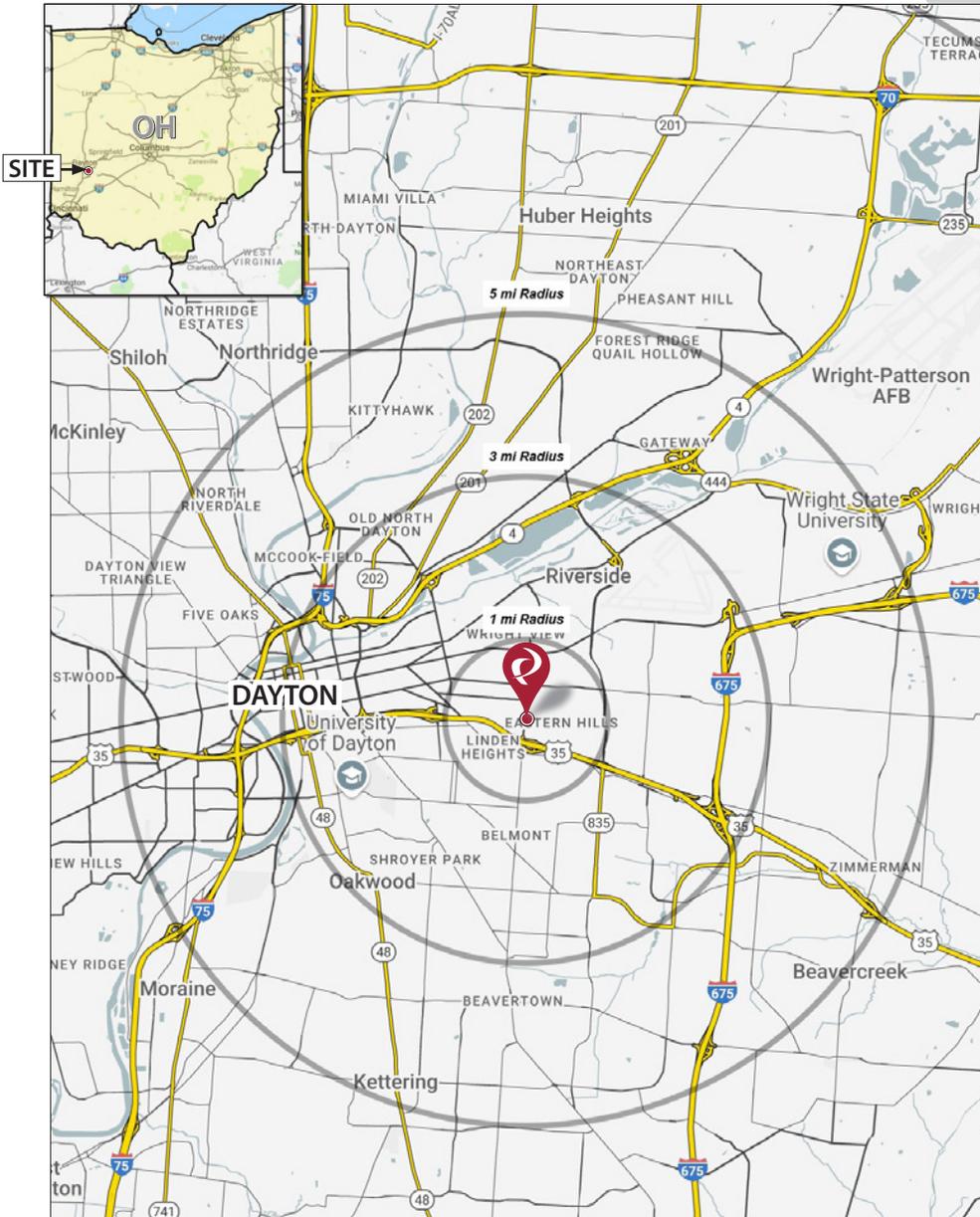


UNIT	TENANT	SQ. FT.
1	AVAILABLE (Former Kroger)	46,646
2	FAMILY DOLLAR	11,700
3	SMOKE SHOP	2,446
4	CATO	4,610
5	OHIO LICENSE BUREAU	2,013
6	SALON SUITES	3,000
7A	LIQUOR STORE	3,500
7B	WAREHOUSE—VACANT	4,200
8	AVAILABLE	1,767
9	MOBILE FIX PRO	1,630
10	CHINESE RESTAURANT	1,000
11A	WIRELESS STORE	1,850
11B	STREET FOOD RESTAURANT	2,000
12	LAUNDROMAT	2,763
TOTAL		89,125

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Market Map and Demographics



Summary Profile

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



Lat/Lon: 39.7524/-84.1379

1060 S Smithville Rd Dayton, OH 45403	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	17,883	101,680	212,538	546,585
2030 Projected Population	17,564	100,914	212,215	547,360
2020 Census Population	17,092	99,429	207,612	538,076
2010 Census Population	17,013	98,773	209,822	530,770
Projected Annual Growth 2025 to 2030	-0.4%	-0.2%	-	-
Historical Annual Growth 2010 to 2025	0.3%	0.2%	-	0.2%
2025 Median Age	34.5	34.2	36.0	38.5
Households				
2025 Estimated Households	7,674	42,645	91,029	234,221
2030 Projected Households	7,559	42,605	91,519	236,106
2020 Census Households	7,636	41,760	88,107	228,642
2010 Census Households	7,473	40,526	87,021	221,644
Projected Annual Growth 2025 to 2030	-0.3%	-	0.1%	0.2%
Historical Annual Growth 2010 to 2025	0.2%	0.3%	0.3%	0.4%
Race and Ethnicity				
2025 Estimated White	74.2%	76.8%	73.1%	70.0%
2025 Estimated Black or African American	13.1%	12.0%	16.8%	20.9%
2025 Estimated Asian or Pacific Islander	1.5%	2.3%	2.7%	2.8%
2025 Estimated American Indian or Native Alaskan	0.5%	0.3%	0.2%	0.2%
2025 Estimated Other Races	10.8%	8.6%	7.2%	6.1%
2025 Estimated Hispanic	9.5%	7.2%	5.4%	4.3%
Income				
2025 Estimated Average Household Income	\$61,521	\$77,950	\$86,972	\$95,324
2025 Estimated Median Household Income	\$49,151	\$61,809	\$69,661	\$75,384
2025 Estimated Per Capita Income	\$26,416	\$33,146	\$37,541	\$41,048
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	3.6%	3.5%	2.8%	2.4%
2025 Estimated Some High School (Grade Level 9 to 11)	11.2%	6.8%	5.7%	5.1%
2025 Estimated High School Graduate	30.7%	28.0%	25.1%	25.1%
2025 Estimated Some College	29.9%	23.3%	22.7%	22.4%
2025 Estimated Associates Degree Only	8.8%	10.2%	10.2%	10.5%
2025 Estimated Bachelors Degree Only	9.9%	16.3%	18.7%	19.1%
2025 Estimated Graduate Degree	5.9%	11.8%	14.9%	15.3%
Business				
2025 Estimated Total Businesses	355	3,038	8,443	19,232
2025 Estimated Total Employees	2,438	37,732	108,756	224,584
2025 Estimated Employee Population per Business	6.9	12.4	12.9	11.7
2025 Estimated Residential Population per Business	50.4	33.5	25.2	28.4

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