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 EXISTING TENANT STILL IN OPERATION



f X in

513.489.3343
 edgegp.com

GREENE CROSSING - FREESTANDING SITE

4490 Indian Ripple Road, Beavercreek, OH 45440

1,979 SF on 2.07 Acres Available
 FOR LEASE, GROUND LEASE or B-T-S



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Do Not Enter Premises or Interact with Existing Tenant's Employees

Property Details:

- 1,979 SF medical office building on 2.07 acres
- Landlord open to leasing the building or land, ground lease, BTS or reverse BTS
- Part of Greene Crossing shopping center, anchored by At Home and On Par Entertainment
- Across from "The Greene" lifestyle center, which receives 5+ million annual visitors (per Placer.ai)

Demographics:

2025 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	9,875	68,971	195,386	522,034
Households	4,660	30,650	82,389	222,640
Average HH Income	\$98,011	\$103,457	\$113,112	\$101,449
Total No. of Employees	5,595	27,497	59,448	210,621

Traffic Counts:

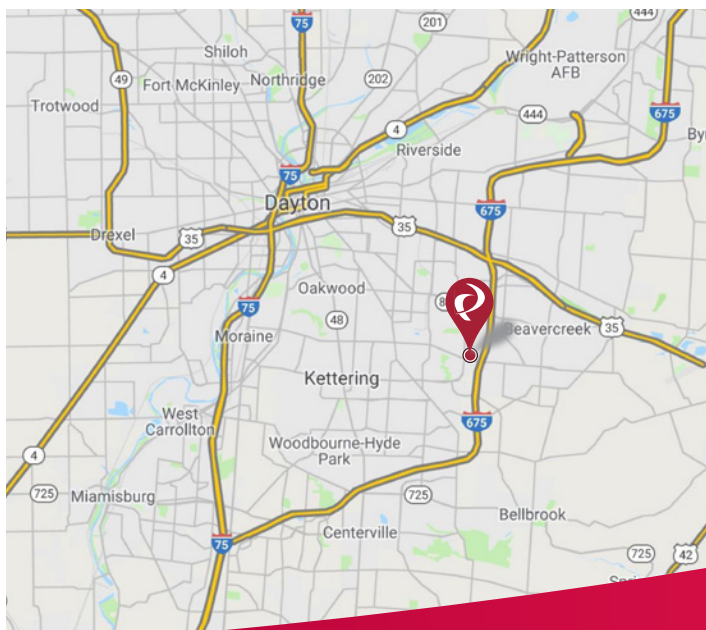
	ADT
Indian Ripple Road	39,238 ADT Inrix 2023
I-675 at Indian Ripple Road	74,405 ADT Inrix 2024

Contact:

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Surrounding Retailers Include:



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

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Detail Aerial



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Market Aerial

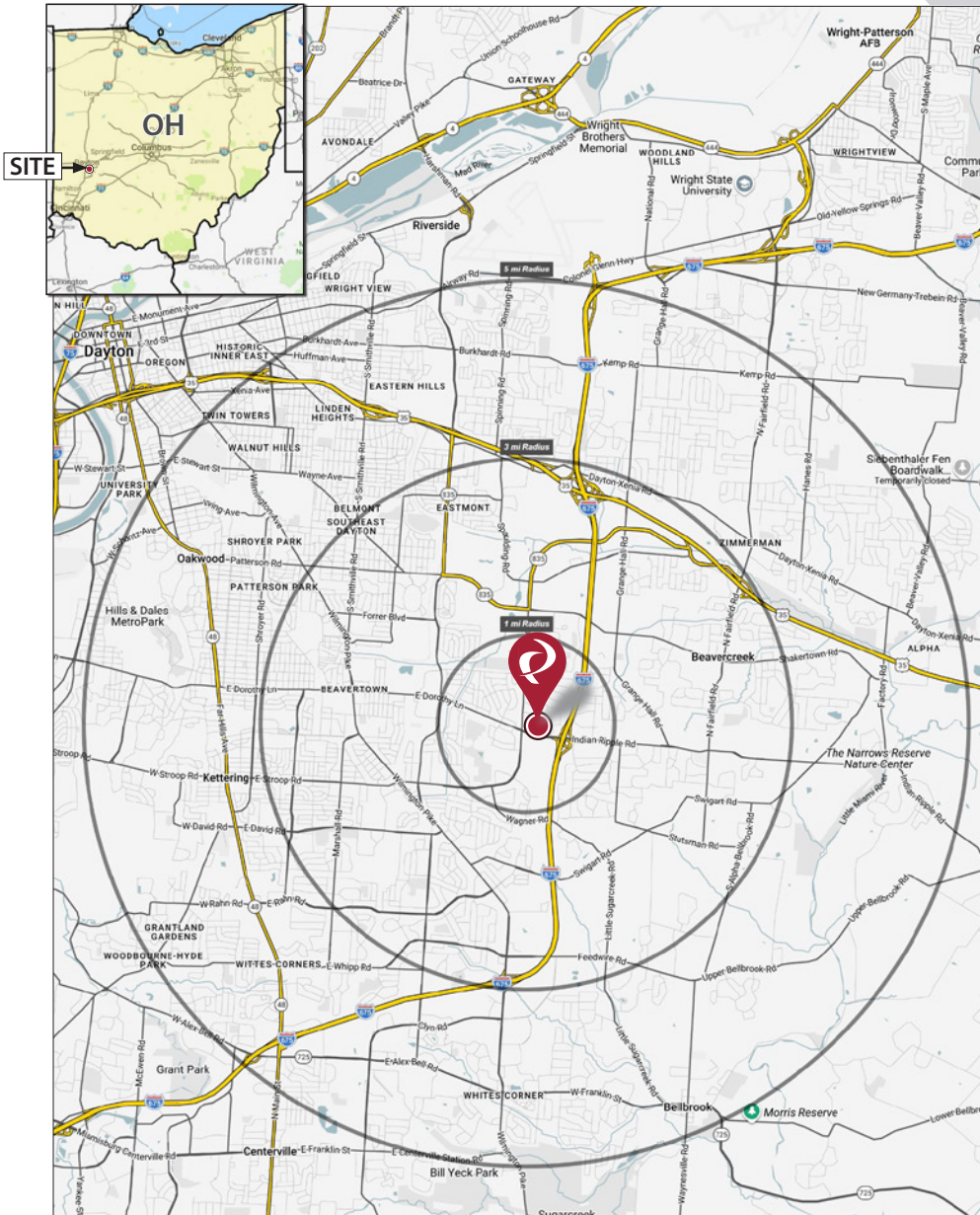


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Market Map and Demographics



Summary Profile

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



Lat/Lon: 39.6983/-84.1051

4490 Indian Ripple Rd Beaver Creek, OH 45440	1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2025 Estimated Population	9,875	68,971	195,386	522,034
2030 Projected Population	9,767	69,641	196,132	524,926
2020 Census Population	10,085	69,009	195,087	510,932
2010 Census Population	9,820	66,500	188,695	501,457
Projected Annual Growth 2025 to 2030	-0.2%	0.2%	-	0.1%
Historical Annual Growth 2010 to 2025	-	0.2%	0.2%	0.3%
2025 Median Age	38.1	40.2	39.6	38.4
Households				
2025 Estimated Households	4,664	30,650	82,389	222,640
2030 Projected Households	4,705	31,205	83,400	226,049
2020 Census Households	4,586	30,516	82,023	215,331
2010 Census Households	4,455	29,391	79,000	208,180
Projected Annual Growth 2025 to 2030	0.2%	0.4%	0.2%	0.3%
Historical Annual Growth 2010 to 2025	0.3%	0.3%	0.3%	0.5%
Race and Ethnicity				
2025 Estimated White	83.4%	83.2%	81.7%	72.5%
2025 Estimated Black or African American	5.7%	7.7%	8.3%	17.4%
2025 Estimated Asian or Pacific Islander	4.6%	3.1%	3.3%	3.5%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%	0.2%
2025 Estimated Other Races	6.3%	5.8%	6.5%	6.3%
2025 Estimated Hispanic	4.7%	4.0%	5.0%	4.6%
Income				
2025 Estimated Average Household Income	\$98,011	\$103,457	\$113,112	\$101,449
2025 Estimated Median Household Income	\$84,497	\$84,162	\$90,654	\$80,980
2025 Estimated Per Capita Income	\$46,365	\$46,042	\$47,951	\$43,473
Education (Age 25+)				
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.6%	1.6%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	4.4%	3.2%	3.5%	4.8%
2025 Estimated High School Graduate	22.6%	21.8%	20.6%	23.9%
2025 Estimated Some College	20.4%	21.9%	21.4%	21.2%
2025 Estimated Associates Degree Only	11.9%	10.5%	10.0%	10.0%
2025 Estimated Bachelors Degree Only	22.6%	22.8%	22.9%	20.7%
2025 Estimated Graduate Degree	16.2%	18.3%	20.0%	17.0%
Business				
2025 Estimated Total Businesses	416	2,247	5,783	17,653
2025 Estimated Total Employees	5,595	27,497	59,448	210,621
2025 Estimated Employee Population per Business	13.4	12.2	10.3	11.9
2025 Estimated Residential Population per Business	23.7	30.7	33.8	29.6

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