



## WOODMAN PLACE SHOPPING CENTER

3040-3128 Woodman Drive, Kettering, OH 45420

2,066 - 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:

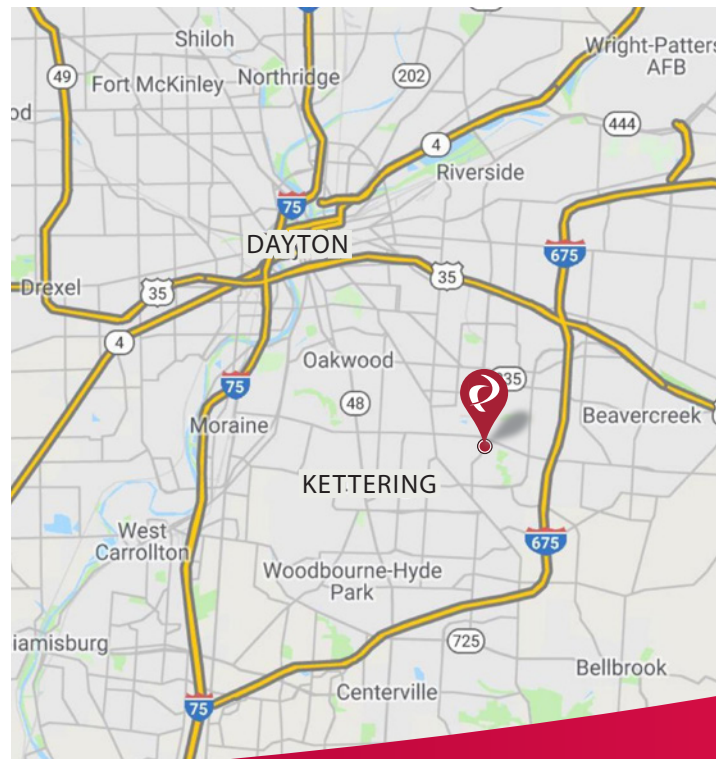
2025 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	10,174	88,229	210,873	534,892
Households	4,354	40,423	89,230	227,742
Average HH Income	\$80,760	\$100,882	\$108,048	\$101,442
Total No. of Employees	2,566	29,877	73,498	214,686

### 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

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Overview Aerial



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Detail Aerial



**SITE**

Woodman Place SC

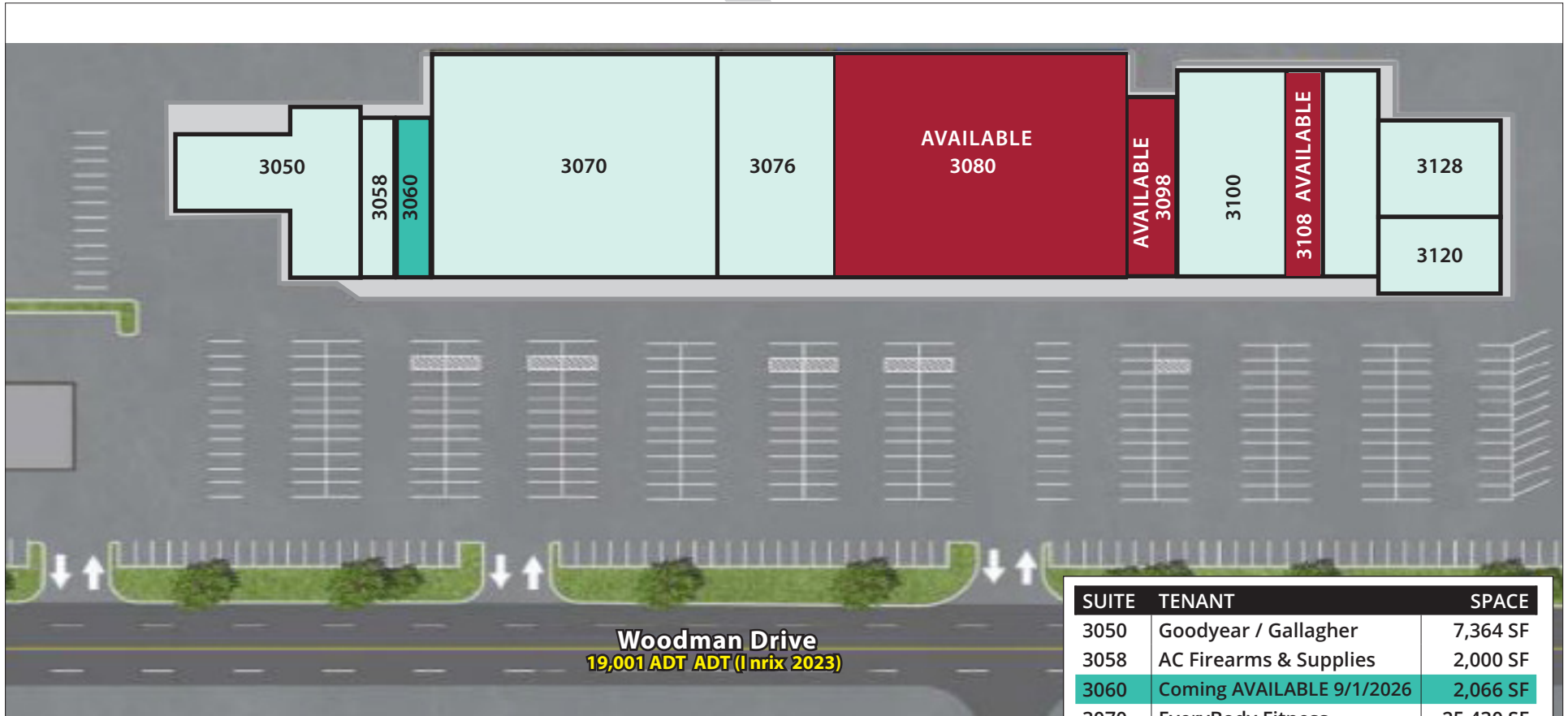
- Goodyear / Gallagher
- Expressions Salon
- Everybody Fitness
- Hounds Town
- Bernstein's Fine Catering
- Asian Arts Fitness
- Durnbaugh / Dance Studio
- Grace Tire



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Site Plan

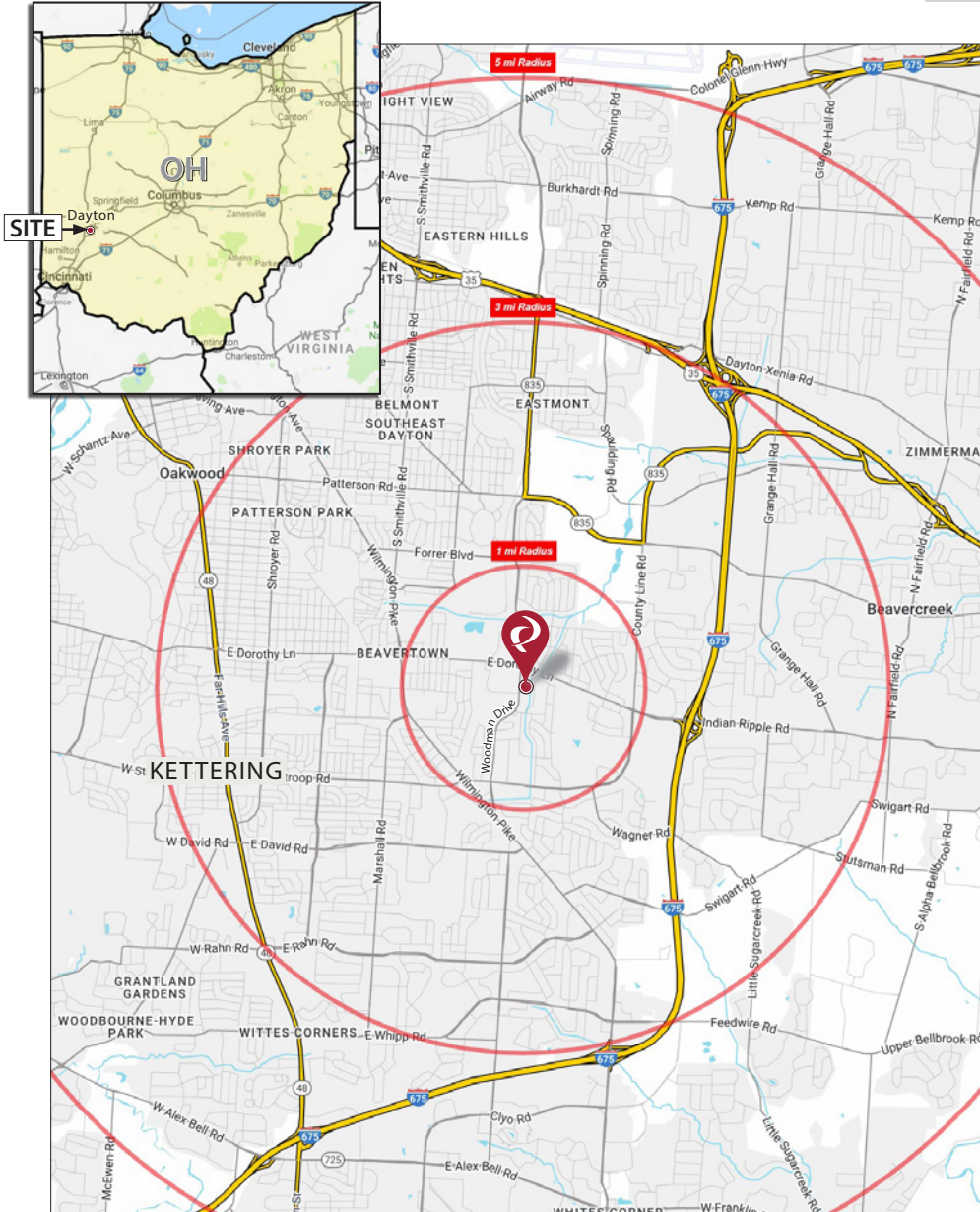


SUITE	TENANT	SPACE
3050	Goodyear / Gallagher	7,364 SF
3058	AC Firearms & Supplies	2,000 SF
3060	Coming AVAILABLE 9/1/2026	2,066 SF
3070	EveryBody Fitness	25,430 SF
3076	Hounds Town	9,600 SF
3080	AVAILABLE	25,000 SF
3098	AVAILABLE	3,000 SF
3100	Bernstein's Fine Catering	8,640 SF
3108	AVAILABLE	3,450 SF
3110	Asian Arts Fitness	4,350 SF
3120	Durnbaugh / Dance Studio	4,616 SF
3128	Grace Tire	2,180 SF

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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: 39.7004/-84.1224

3040 Woodman Dr Kettering, OH 45420	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
2025 Estimated Population	10,174	88,229	210,873	534,892
2030 Projected Population	10,098	87,991	211,308	537,212
2020 Census Population	10,356	88,904	209,056	524,527
2010 Census Population	10,008	85,895	203,716	514,409
Projected Annual Growth 2025 to 2030	-0.2%	-	-	-
Historical Annual Growth 2010 to 2025	0.1%	0.2%	0.2%	0.3%
2025 Median Age	36.6	39.8	39.1	38.3
<b>Households</b>				
2025 Estimated Households	4,354	40,423	89,230	227,742
2030 Projected Households	4,359	40,575	90,126	230,809
2020 Census Households	4,461	40,661	88,303	220,753
2010 Census Households	4,309	39,287	85,517	213,353
Projected Annual Growth 2025 to 2030	-	-	0.2%	0.3%
Historical Annual Growth 2010 to 2025	-	0.2%	0.3%	0.4%
<b>Race and Ethnicity</b>				
2025 Estimated White	80.8%	82.4%	80.5%	71.7%
2025 Estimated Black or African American	9.2%	8.5%	9.3%	18.2%
2025 Estimated Asian or Pacific Islander	2.5%	3.1%	3.1%	3.5%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
2025 Estimated Other Races	7.3%	5.8%	6.9%	6.3%
2025 Estimated Hispanic	4.7%	4.1%	5.4%	4.6%
<b>Income</b>				
2025 Estimated Average Household Income	\$80,760	\$100,882	\$108,048	\$101,442
2025 Estimated Median Household Income	\$70,798	\$81,093	\$84,727	\$80,857
2025 Estimated Per Capita Income	\$34,573	\$46,274	\$45,999	\$43,388
<b>Education (Age 25+)</b>				
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	1.6%	1.9%	2.3%
2025 Estimated Some High School (Grade Level 9 to 11)	4.4%	3.1%	4.0%	4.9%
2025 Estimated High School Graduate	30.4%	21.4%	21.7%	24.2%
2025 Estimated Some College	23.2%	21.5%	21.2%	21.3%
2025 Estimated Associates Degree Only	10.5%	10.2%	10.1%	10.0%
2025 Estimated Bachelors Degree Only	18.8%	23.2%	22.2%	20.4%
2025 Estimated Graduate Degree	10.3%	19.0%	18.8%	16.9%
<b>Business</b>				
2025 Estimated Total Businesses	330	2,699	6,678	18,154
2025 Estimated Total Employees	2,566	29,877	73,498	214,686
2025 Estimated Employee Population per Business	7.8	11.1	11.0	11.8
2025 Estimated Residential Population per Business	30.9	32.7	31.6	29.5

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