

MEIJER OUTLOT

W. Alex Bell Road, Dayton, OH 45449

0.67 Acre Available
For SALE or LEASE



Property Details:

- Sale price: \$750,000
- Outlot to highly-trafficked Meijer store (1.4 million visits per year, per Placer AI)
- Adjacent to Dutch Bros, (under construction)
- Across from Kroger Marketplace (opened 2020)
- Easy access to plentiful middle and high-income households

Retailers in the corridor:



Demographics:

2025 Estimates	1 Mile	3 Mile	5 Mile
Population	11,345	54,749	161,968
Households	5,151	24,134	71,237
Average Household Income	\$91,663	\$108,099	\$108,046
Total Number of Employees	2,610	25,556	79,642

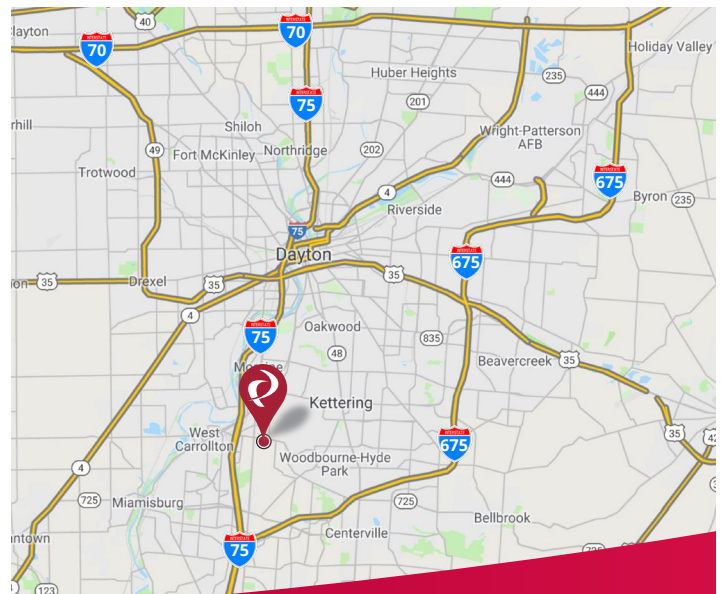
Traffic Counts:

Inrix 2023	ADT
W Alex Bell Road	16,071 ADT
N Springboro Pike - SR 741	22,652 ADT

Contact:

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XTEAM
RETAIL ADVISORS

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

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Market Aerial



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Aerial with Dutch Bros Site Plan



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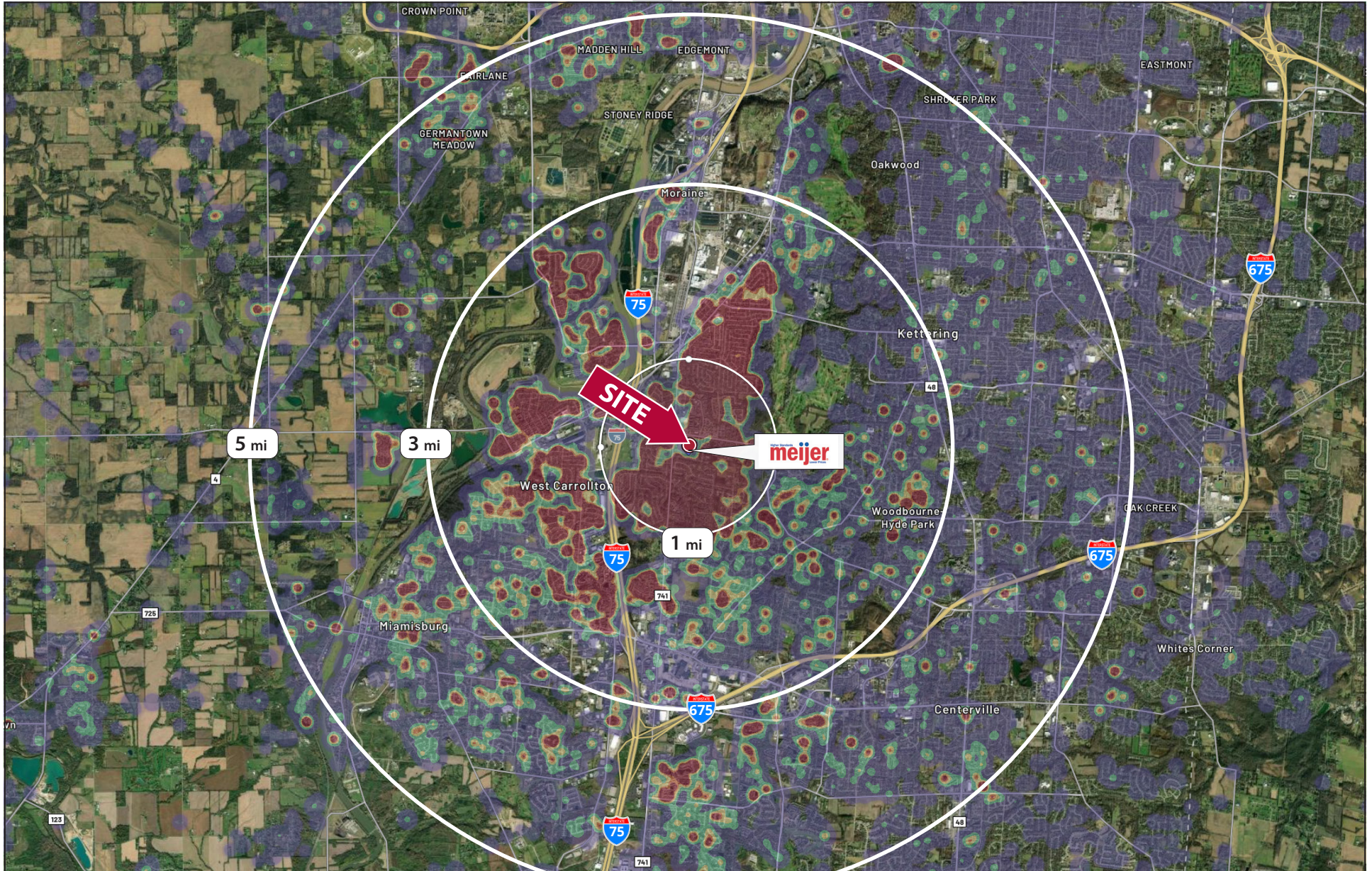
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Meijer, N Springboro Pk. = 1.4 M Visits / year



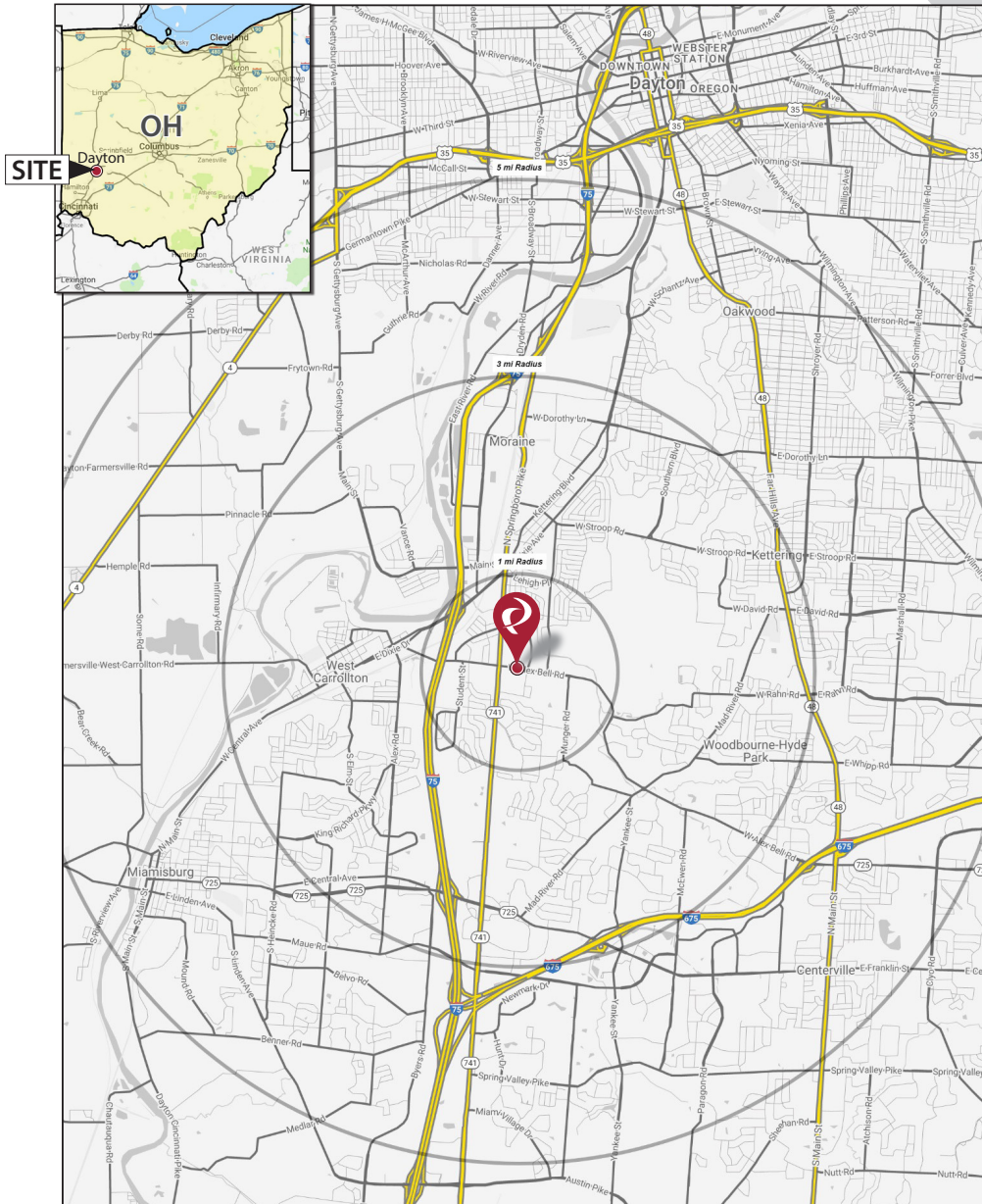
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Market Map and Demographics



Summary Profile

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



Lat/Lon: 39.6723/-84.218

W Alex Bell Road Dayton, OH 45449	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	11,345	54,749	161,968
2030 Projected Population	11,224	53,915	160,676
2020 Census Population	11,308	55,533	164,432
2010 Census Population	10,908	54,785	160,759
Projected Annual Growth 2025 to 2030	-0.2%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	0.3%	-	-
2025 Median Age	42.1	42.0	40.2
Households			
2025 Estimated Households	5,151	24,134	71,237
2030 Projected Households	5,116	23,843	71,012
2020 Census Households	5,088	24,564	71,757
2010 Census Households	4,972	23,966	69,563
Projected Annual Growth 2025 to 2030	-0.1%	-0.2%	-
Historical Annual Growth 2010 to 2025	0.2%	-	0.2%
Race and Ethnicity			
2025 Estimated White	71.7%	77.3%	74.8%
2025 Estimated Black or African American	16.1%	12.6%	15.2%
2025 Estimated Asian or Pacific Islander	4.2%	3.3%	3.8%
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2025 Estimated Other Races	7.8%	6.7%	6.0%
2025 Estimated Hispanic	6.5%	5.3%	4.6%
Income			
2025 Estimated Average Household Income	\$91,663	\$108,099	\$108,046
2025 Estimated Median Household Income	\$63,236	\$79,890	\$82,130
2025 Estimated Per Capita Income	\$41,897	\$47,840	\$47,761
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.8%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	4.3%	4.6%	4.0%
2025 Estimated High School Graduate	27.1%	24.0%	21.9%
2025 Estimated Some College	23.5%	21.8%	20.7%
2025 Estimated Associates Degree Only	10.8%	10.8%	10.9%
2025 Estimated Bachelors Degree Only	17.8%	21.1%	22.9%
2025 Estimated Graduate Degree	14.5%	15.9%	17.8%
Business			
2025 Estimated Total Businesses	232	2,032	6,583
2025 Estimated Total Employees	2,610	25,556	79,642
2025 Estimated Employee Population per Business	11.2	12.6	12.1
2025 Estimated Residential Population per Business	48.9	26.9	24.6

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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