

# NOW LEASING








## Englewood Gateway Center



1128 South Main Street, Englewood (Dayton), Ohio 45322

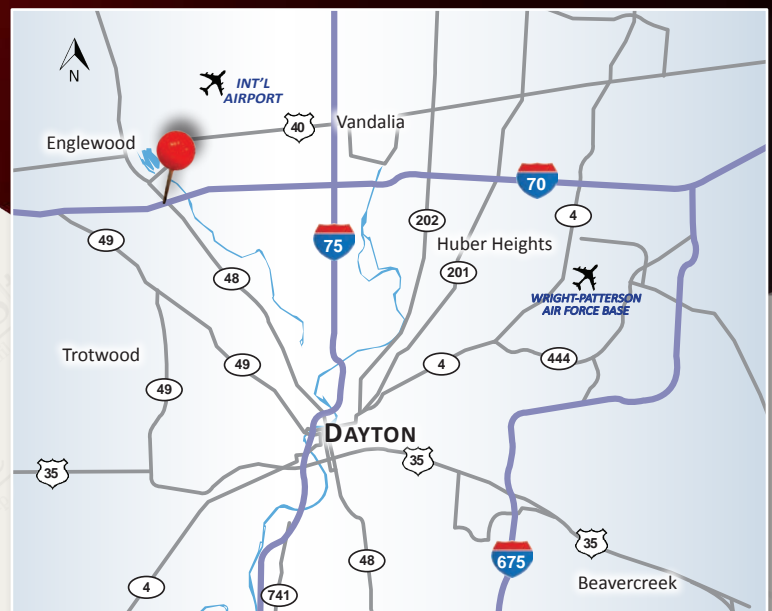
### PROPERTY HIGHLIGHTS

#### NEW CONSTRUCTION

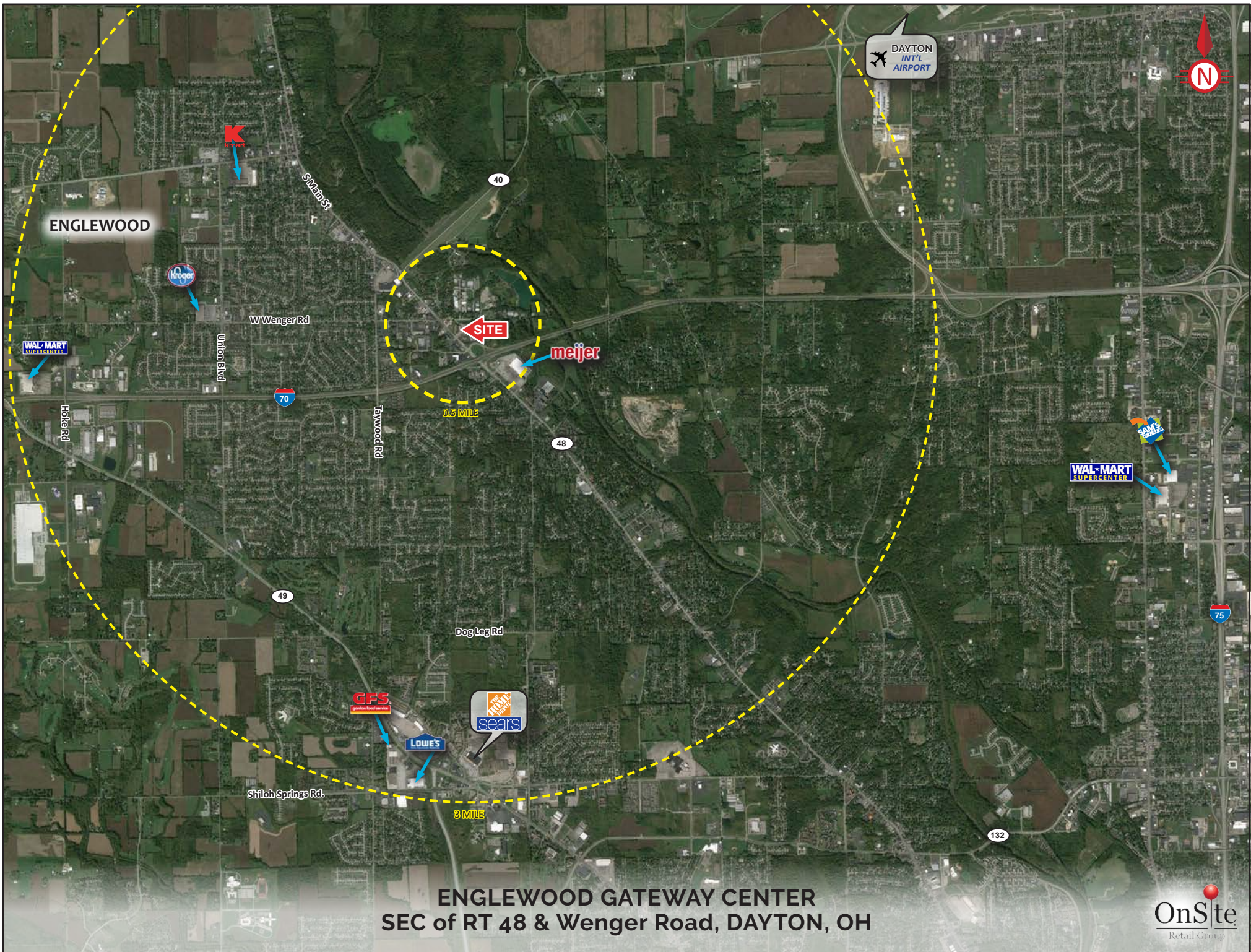
-  Last Bay Available 1,600 SF (20' x 80')
-  Premier Health Urgent Care Coming Soon!
-  Gateway Englewood location fronting Main Street, very close to I-70 Interchange
-  Join the NEW Aldi, Dollar Tree and Petco
-  **Six New Tenants Opened in 2017:**  
Rapid Fired Pizza, Kay Jewelers, Sport Clips, Firehouse Subs, Verizon and Popeyes
-  Centrally located with easy accessibility from, Englewood, Trotwood, Clayton, Brookville and many other communities in Dayton's Northwest quadrant
-  **Traffic Counts:**  
S Main Street (RT 48) 27,368 ADT ('12)  
Wenger Road 12,329 ADT ('12)

### DEMOGRAPHICS

<u>Year 2017</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Estimated Population	33,914	82,408	144,656
Median Income	\$61,362	\$56,047	\$49,740
Average HH Income	\$76,750	\$71,859	\$64,229
Daytime Population	12,889	34,212	65,726



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**NORTHMONT PLAZA**

- FAMILY DOLLAR
- goodwill
- SHERWIN WILLIAMS
- planet fitness
- BIG LOTS!
- PONDEROSA

16,753 ADT '12

S Main St

12,329 ADT '12

27,388 ADT '12

E Wenger Rd

44,370 ADT '12

39,144 ADT '12

**ENGLEWOOD GATEWAY CENTER  
SEC of RT. 48 & Wenger Rd. DAYTON, OH**

**meijer**

El Toro MEXICAN RESTAURANT

**OnSite**  
Retail Group

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Wenger Road



SUNOCO

Company 7 BBQ

RAPID FIRED PIZZA

KAY JEWELERS

Sport Clips HAIRCUTS

FIREHOUSE SUBS

S Main Street

Frisch's

LOUISIANA FISHERY

27,368 ADT '12

verizon

Premier Health COMING SOON

PETCO

Available 20' x 80'

DOLLAR TREE

ALDI

Bob Evans

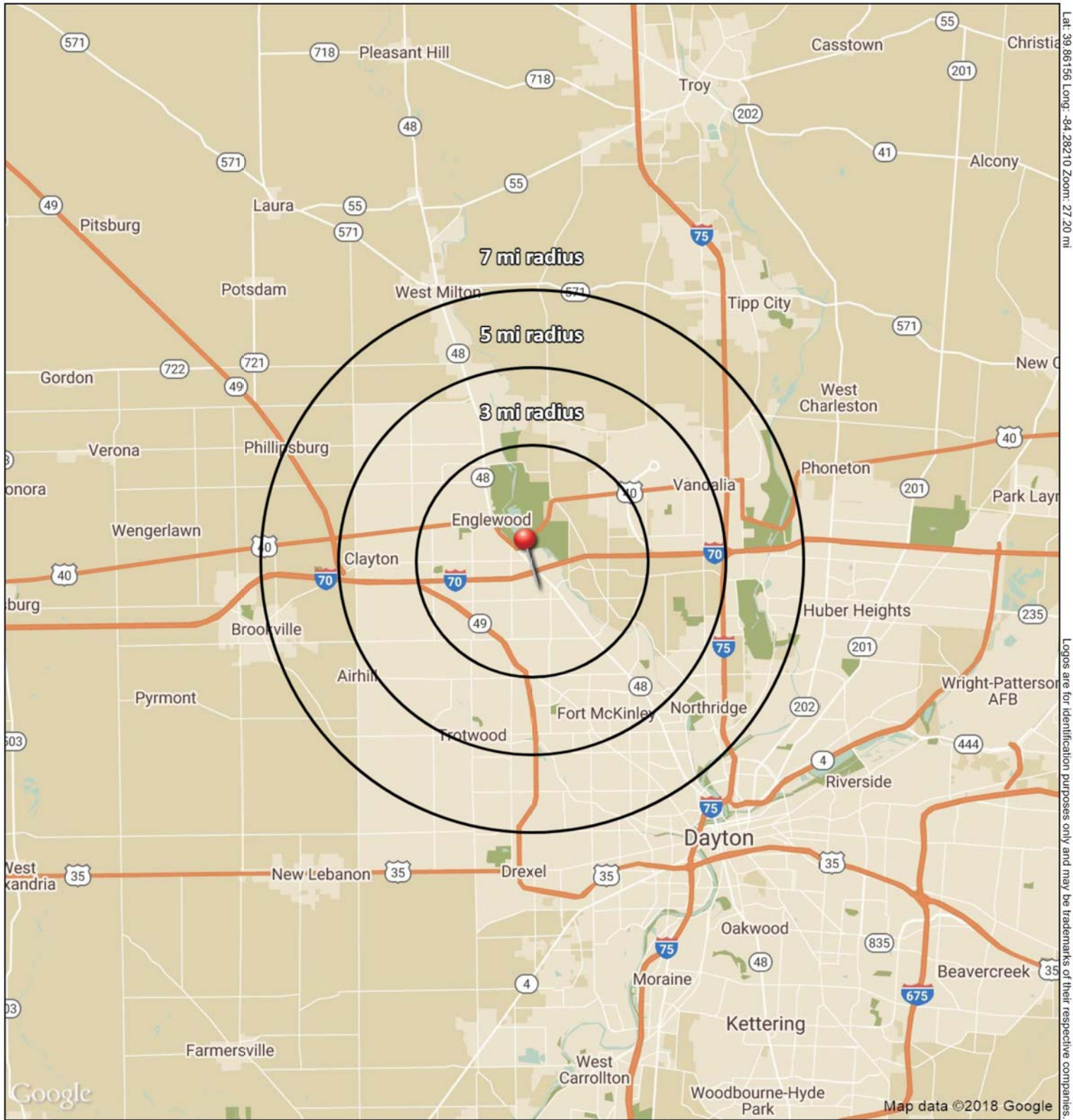
Americas Best Value Inn

Perkins RESTAURANT & BAKERY

ENGLEWOOD GATEWAY CENTER  
SEC of RT 48 & Wenger Road, DAYTON, OH

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Lat: 39.86156 Long: -84.28210 Zoom: 27.20 mi

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## Englewood Gateway Center

January 2018



# SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.8618/-84.2821

RS1

Englewood Gateway Center		3 mi radius	5 mi radius	7 mi radius
POPULATION	2017 Estimated Population	33,914	82,408	144,656
	2022 Projected Population	33,295	80,499	146,642
	2010 Census Population	34,012	82,559	145,075
	2000 Census Population	33,507	82,599	155,329
	Projected Annual Growth 2017 to 2022	-0.4%	-0.5%	0.3%
	Historical Annual Growth 2000 to 2017	0.1%	-	-0.4%
	2017 Median Age	41.6	41.9	40.5
HOUSEHOLDS	2017 Estimated Households	14,439	35,705	62,474
	2022 Projected Households	14,369	35,350	64,111
	2010 Census Households	14,117	34,824	61,057
	2000 Census Households	13,707	33,927	63,855
	Projected Annual Growth 2017 to 2022	-0.1%	-0.2%	0.5%
	Historical Annual Growth 2000 to 2017	0.3%	0.3%	-0.1%
RACE AND ETHNICITY	2017 Estimated White	68.2%	61.8%	56.5%
	2017 Estimated Black or African American	26.2%	33.2%	38.8%
	2017 Estimated Asian or Pacific Islander	2.0%	1.5%	1.1%
	2017 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
	2017 Estimated Other Races	3.4%	3.3%	3.4%
	2017 Estimated Hispanic	1.7%	1.7%	1.8%
INCOME	2017 Estimated Average Household Income	\$76,750	\$71,859	\$64,229
	2017 Estimated Median Household Income	\$61,362	\$56,047	\$49,740
	2017 Estimated Per Capita Income	\$32,775	\$31,241	\$27,830
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	1.3%	2.1%	2.4%
	2017 Estimated Some High School (Grade Level 9 to 11)	5.4%	6.2%	8.0%
	2017 Estimated High School Graduate	27.3%	28.7%	30.5%
	2017 Estimated Some College	27.2%	27.3%	27.1%
	2017 Estimated Associates Degree Only	9.5%	10.1%	10.0%
	2017 Estimated Bachelors Degree Only	17.6%	15.2%	13.4%
	2017 Estimated Graduate Degree	11.6%	10.4%	8.6%
BUSINESS	2017 Estimated Total Businesses	1,136	2,878	5,124
	2017 Estimated Total Employees	12,889	34,212	65,726
	2017 Estimated Employee Population per Business	11.4	11.9	12.8
	2017 Estimated Residential Population per Business	29.9	28.6	28.2

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