

HUBER HEIGHTS PIZZA HUT 6020 OLD TROY PIKE



ONE EAST FOURTH STREET, SUITE 500, CINCINNATI, OH 45202
513.241.2300





ADDRESS: Pizza Hut
6020 Old Troy Pike
Dayton, OH 45424

FOR LEASE OR SALE: 2,683 SF

PRICING: \$16.00 PSF NNN

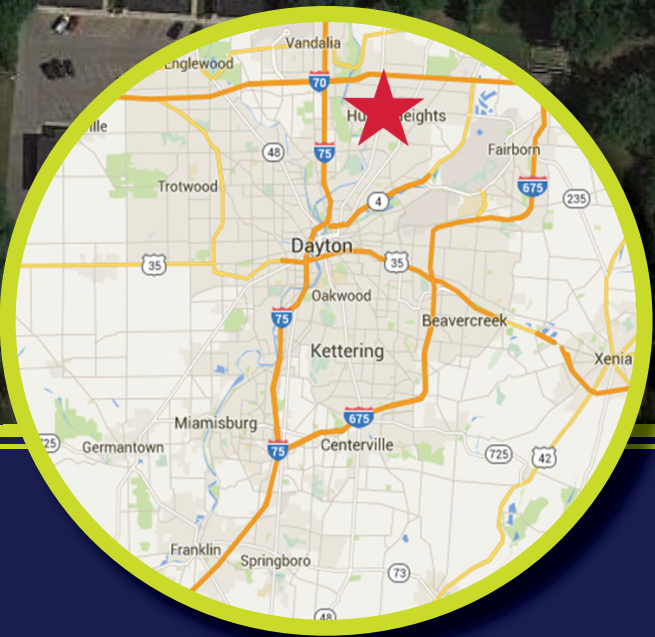
- ▶ Corner traffic light
- ▶ Heavy traveled corridor
- ▶ Former restaurant
- ▶ Building in great condition

TRAFFIC COUNTS:

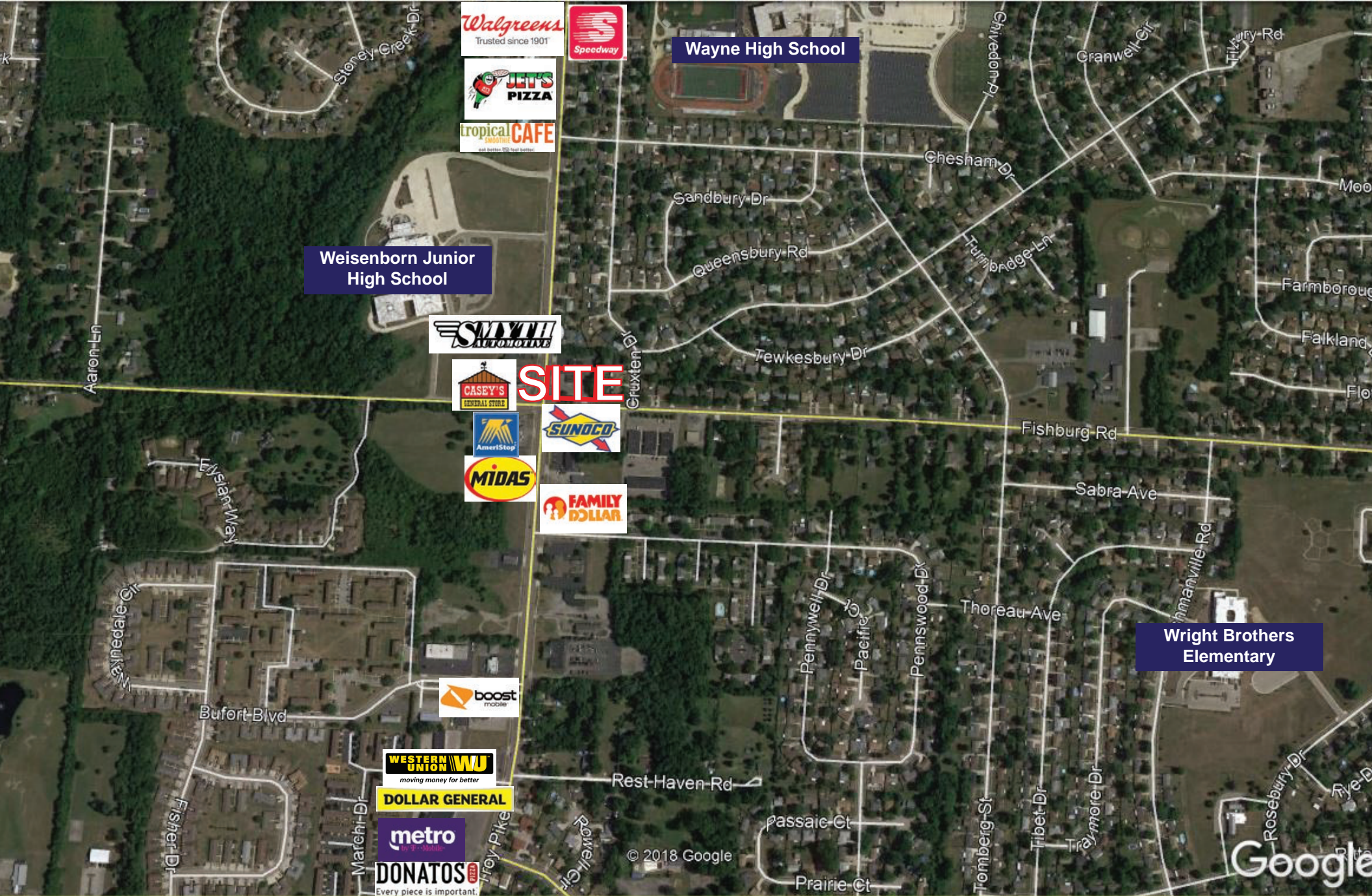
- ▶ Troy Pike at Chesham Drive = 21,281 AADT in 2018
- ▶ Troy Pike at Bufort Boulevard = 21,091 AADT in 2018

FEATURES

Weisenborn Junior High School



LOCATION



Walgreens
Trusted since 1901

Speedway

Wayne High School

JETS PIZZA

tropical CAFE

Weisenborn Junior High School

SMYTH AUTOMOTIVE

CASEY'S GENERAL STORE

SITE

AmeriStep

SUNOCO

MIDAS

FAMILY DOLLAR

Wright Brothers Elementary

boost mobile

WESTERN UNION WU
moving money for better

DOLLAR GENERAL

metro

DONATOS
Every piece is important.

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Google

AERIAL

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------|--------|--------|---------|
| 2000 Population | 10,741 | 49,094 | 105,695 |
| 2010 Population | 10,508 | 49,582 | 104,709 |
| 2019 Population | 10,370 | 49,557 | 106,389 |
| 2024 Population | 10,294 | 49,415 | 106,846 |
| 2000-2010 Annual Rate | -0.22% | 0.10% | -0.09% |
| 2010-2019 Annual Rate | -0.15% | -0.01% | 0.18% |
| 2019-2024 Annual Rate | -0.15% | -0.06% | 0.09% |
| 2019 Male Population | 46.9% | 48.1% | 48.4% |
| 2019 Female Population | 53.1% | 51.9% | 51.6% |
| 2019 Median Age | 37.7 | 39.2 | 39.6 |

| RACE AND ETHNICITY | 1 MILE | 3 MILE | 5 MILE |
|---|--------|--------|--------|
| 2019 White Alone | 71.7% | 76.1% | 76.9% |
| 2019 Black Alone | 17.9% | 14.2% | 15.1% |
| 2019 American Indian/Native Alaskan Alone | 0.3% | 0.3% | 0.3% |
| 2019 Asian Alone | 2.4% | 2.6% | 1.9% |
| 2019 Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| 2019 Other Race | 1.0% | 1.1% | 1.0% |
| 2019 Two or More Races | 4.3% | 3.5% | 3.0% |
| 2019 Hispanic Origin (Any Race) | 3.1% | 3.0% | 2.6% |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|-----------------------------|--------|--------|--------|
| 2000 Households | 4,066 | 18,641 | 42,520 |
| 2010 Households | 4,109 | 19,242 | 42,568 |
| 2019 Households | 4,107 | 19,389 | 43,435 |
| 2024 Households | 4,089 | 19,380 | 43,674 |
| 2000-2010 Annual Rate | 0.11% | 0.32% | 0.01% |
| 2010-2019 Annual Rate | -0.01% | 0.08% | 0.22% |
| 2019-2024 Annual Rate | -0.09% | -0.01% | 0.11% |
| 2019 Average Household Size | 2.51 | 2.55 | 2.44 |

| MEDIAN HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|----------|----------|----------|
| 2019 Median Household Income | \$48,733 | \$56,288 | \$50,392 |
| 2024 Median Household Income | \$55,372 | \$63,192 | \$56,219 |
| 2019-2024 Annual Rate | 2.59% | 2.34% | 2.21% |

| AVERAGE HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|----------|----------|----------|
| 2019 Average Household Income | \$61,572 | \$71,711 | \$67,013 |
| 2024 Average Household Income | \$71,810 | \$82,150 | \$77,176 |
| 2019-2024 Annual Rate | 3.12% | 2.76% | 2.86% |

| PER CAPITA INCOME | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|----------|----------|
| 2019 Per Capita Income | \$24,552 | \$28,094 | \$27,380 |
| 2024 Per Capita Income | \$28,720 | \$32,262 | \$31,568 |
| 2019-2024 Annual Rate | 3.19% | 2.81% | 2.89% |

| HOUSING | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Total Housing Units | 4,272 | 19,431 | 45,125 |
| 2000 Owner Occupied Housing Units | 66.0% | 70.4% | 62.0% |
| 2000 Renter Occupied Housing Units | 29.2% | 25.5% | 32.2% |
| 2000 Vacant Housing Units | 4.8% | 4.1% | 5.8% |
| 2010 Total Housing Units | 4,474 | 20,729 | 47,444 |
| 2010 Owner Occupied Housing Units | 60.8% | 67.0% | 58.1% |
| 2010 Renter Occupied Housing Units | 31.1% | 25.8% | 31.6% |
| 2010 Vacant Housing Units | 8.2% | 7.2% | 10.3% |
| 2019 Total Housing Units | 4,499 | 20,963 | 48,976 |
| 2019 Owner Occupied Housing Units | 57.5% | 63.9% | 54.6% |
| 2019 Renter Occupied Housing Units | 33.8% | 28.6% | 34.1% |
| 2019 Vacant Housing Units | 8.7% | 7.5% | 11.3% |
| 2024 Total Housing Units | 4,499 | 21,034 | 49,408 |
| 2024 Owner Occupied Housing Units | 58.1% | 64.8% | 55.7% |
| 2024 Renter Occupied Housing Units | 32.8% | 27.4% | 32.7% |
| 2024 Vacant Housing Units | 9.1% | 7.9% | 11.6% |

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts fro 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

August 29, 2019

DEMOGRAPHICS



FOR FURTHER INFORMATION, PLEASE CONTACT:

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