



513.489.3343
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GREENE CROSSING - BEAVERCREEK, OH

4388 - 4490 Indian Ripple Road, Beavercreek, OH 45440

1,584 - 16,300 SF Available for LEASE



Property Details:

- Regional shopping center anchored by new At Home store (opened 2018)
- Conveniently located directly off I-675
- Across from "The Greene" lifestyle center, which receives 7+ million annual visitors

National retailers include:



Demographics:

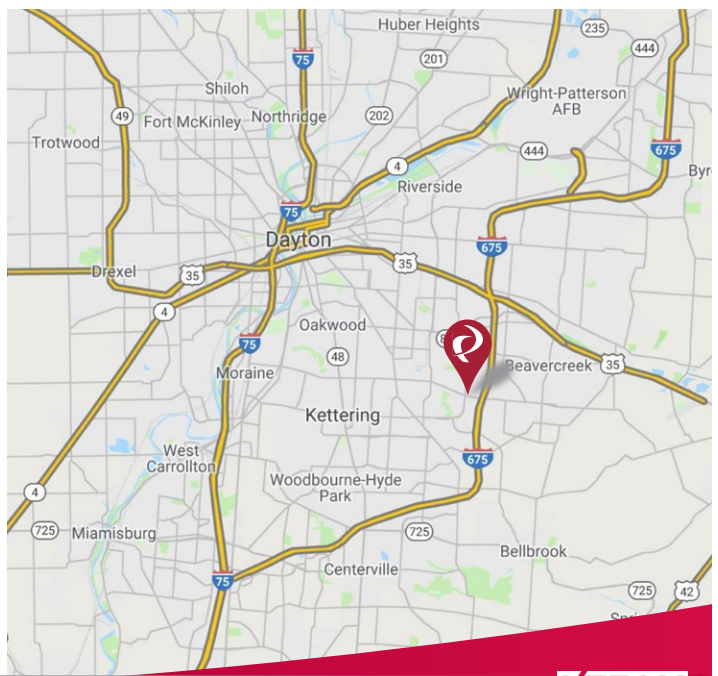
2019 Estimates	1 Mile	3 Mile	5 Mile
Population	8,588	59,975	180,641
Households	4,181	27,648	79,725
Median Household Income	\$67,306	\$70,054	\$72,388
Total Number of Employees	5,164	32,579	84,142

Traffic Counts:

ODOT 2018	ADT
Indian Ripple Road	22,361
I-675 North of Indian Ripple Road	88,547

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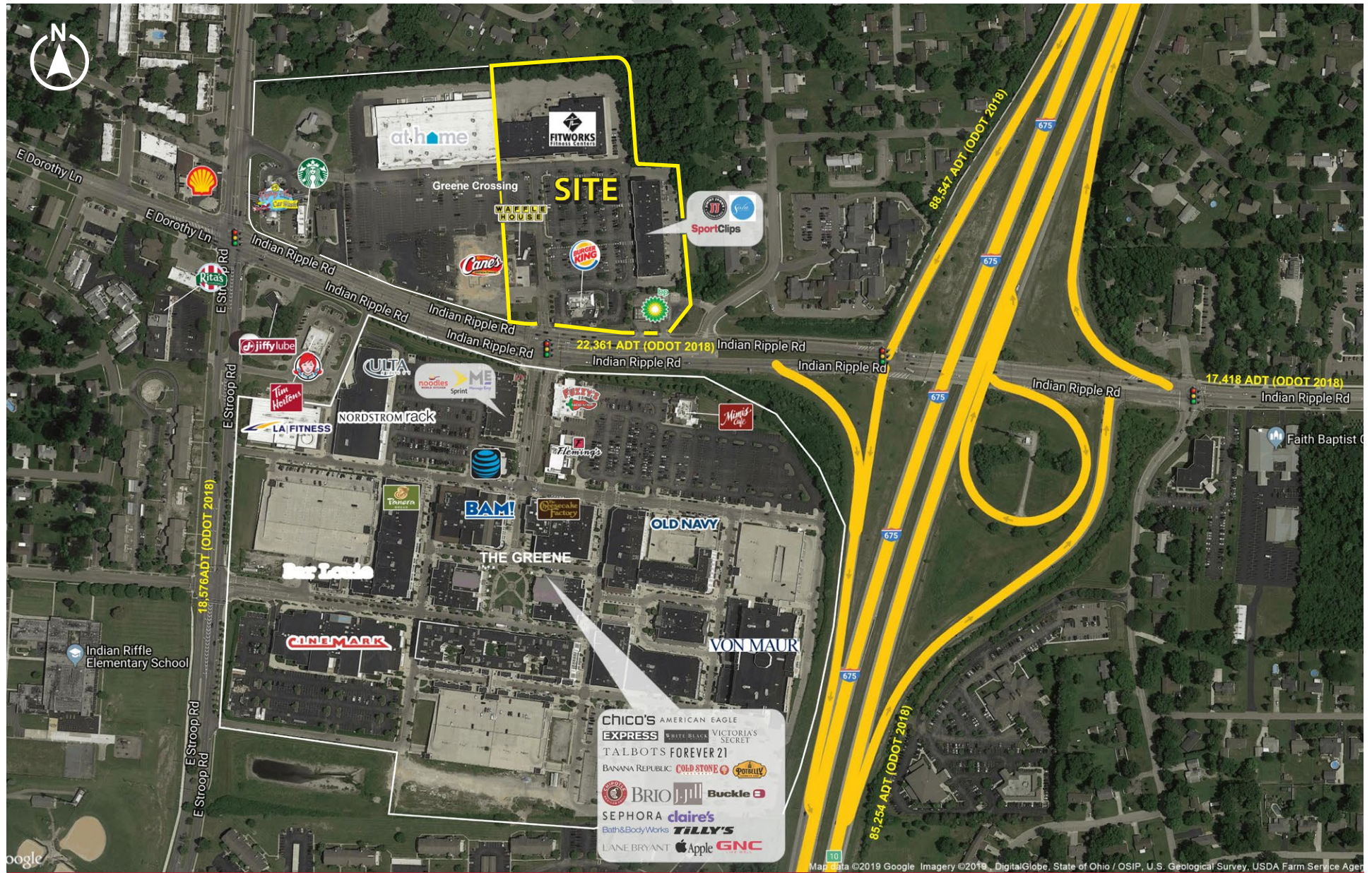


128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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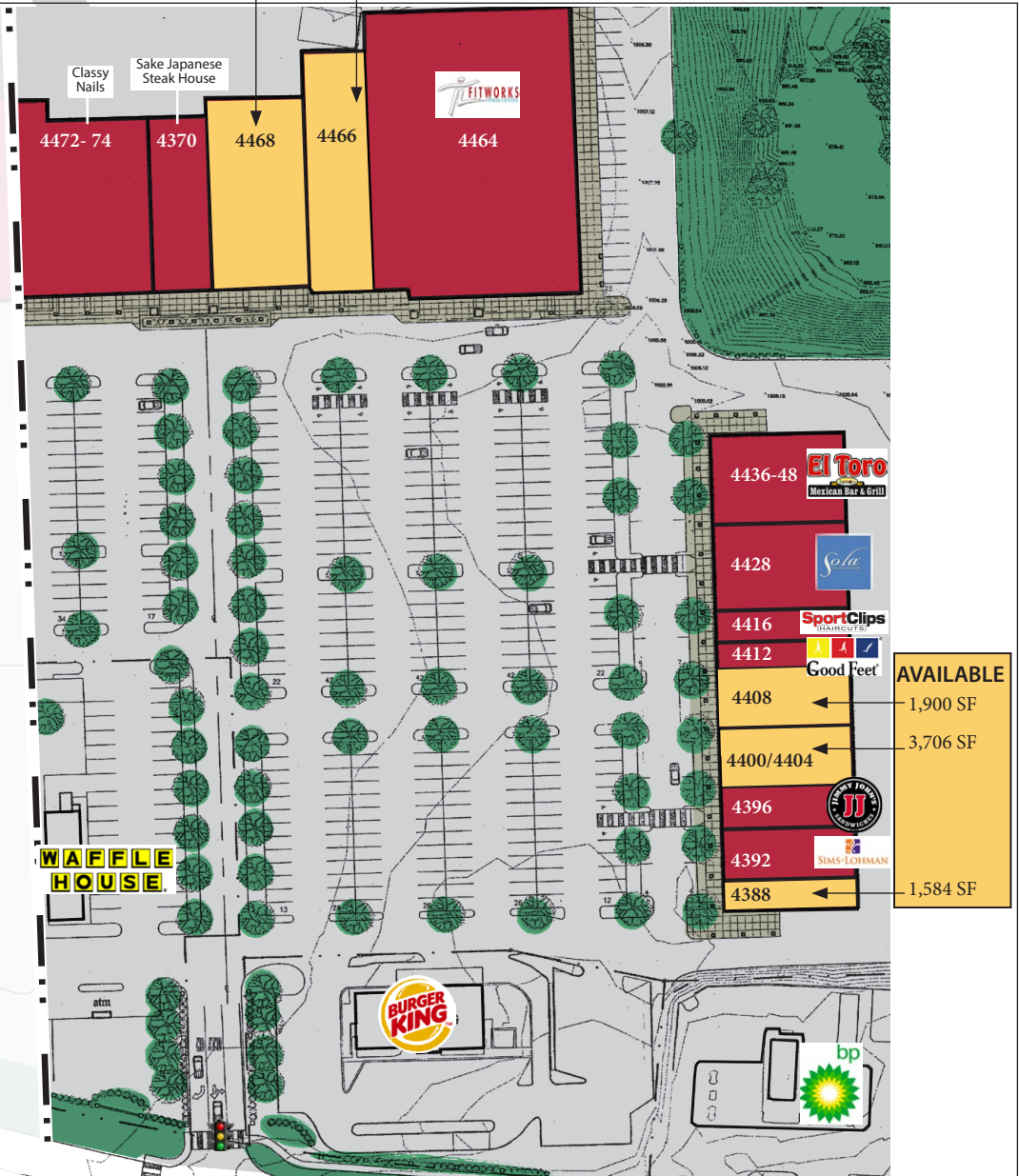
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AVAILABLE
8,300 SF 8,000 SF

at home
The Home Decor Superstore
4480
(Not Owned)

Suite	Tenant	Area (SF)
4388	AVAILABLE	1,584
4392	Sims-Lohman	2,483
4396	Jimmy John's	1,350
4400 / 4404	AVAILABLE	3,706
4408	AVAILABLE	1,900
4412	Good Feet	1,805
4416	Sport Clips	2,000
4428	Sola Salon Studios	6,875
4436-48	El Toro Mexican Bar & Grill	7,073
4464	FitWorks	25,000
4466	AVAILABLE	8,000
4468	AVAILABLE	8,300
4470	Sake Japanese Steak House	4,802
4472-74	Classy Nails	10,464
4480	At Home (Not Owned)	85,600



Cane's
CANDY FRYERS
(Not Owned)

Indian Ripple Road

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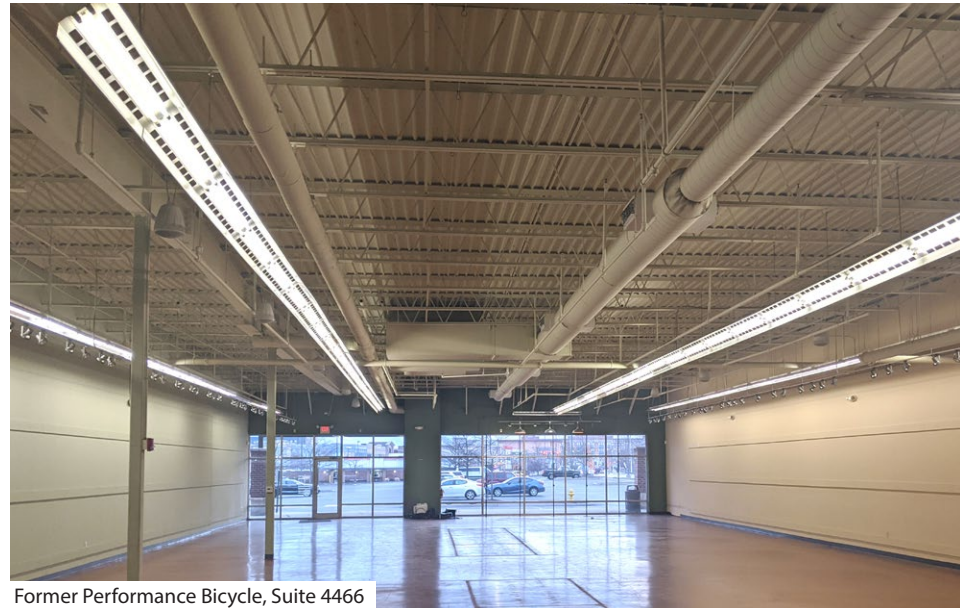
Suite 4468



Former Pizza Hut, Suite 4388



Suite 4400 / 4404

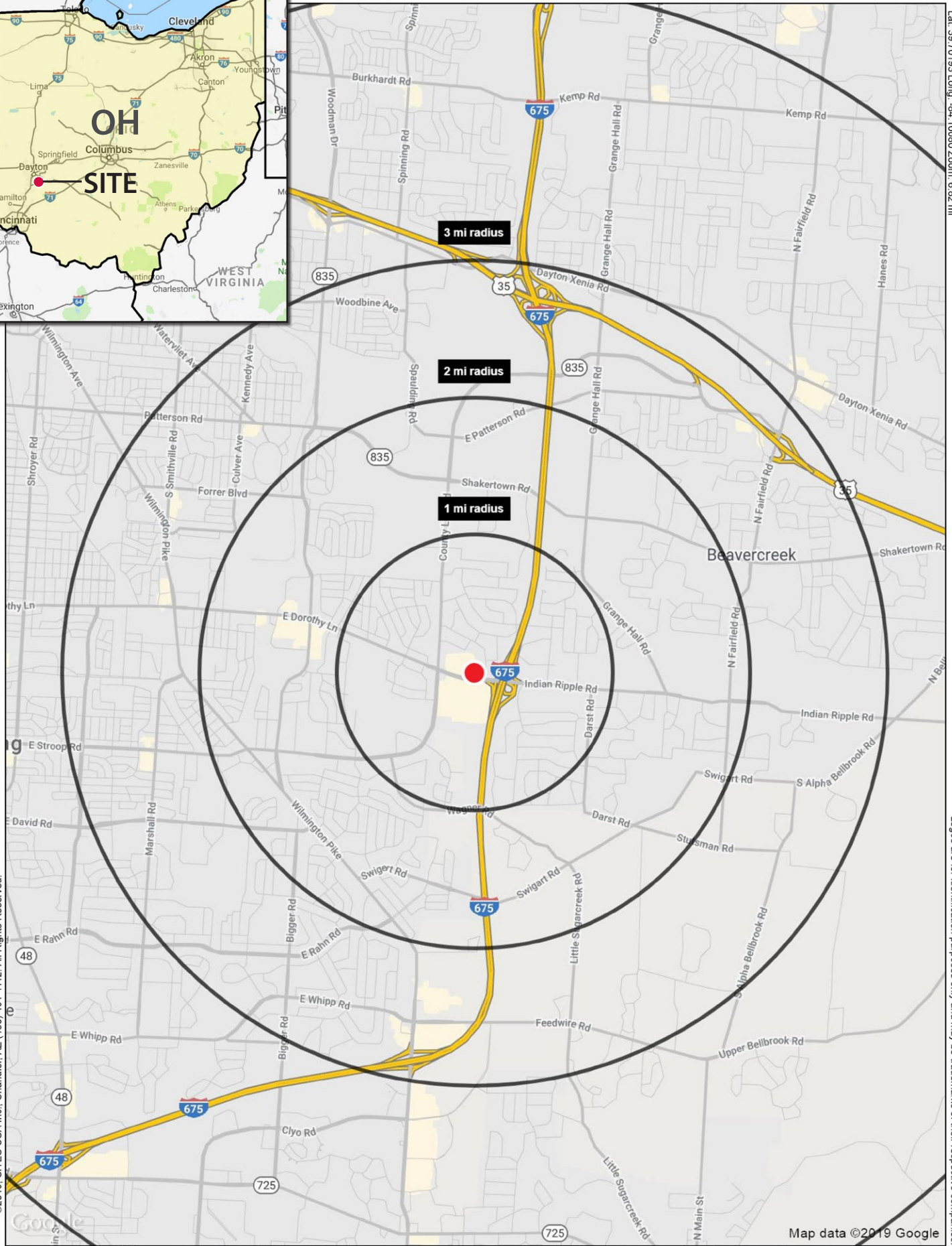


Former Performance Bicycle, Suite 4466

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Lat: 39.70193 Long: -84.10080 Zoom: 6.82 m



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SUMMARY PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.6969/-84.1009

RS1

4388 Indian Ripple Rd

Dayton, OH 45440

1 mi radius 2 mi radius 3 mi radius 5 mi radius

	1 mi radius	2 mi radius	3 mi radius	5 mi radius	
POPULATION	2019 Estimated Population	8,585	27,102	59,975	180,641
	2024 Projected Population	8,828	27,404	59,872	180,681
	2010 Census Population	8,491	27,318	60,922	181,621
	2000 Census Population	7,769	26,405	60,821	183,486
	Projected Annual Growth 2019 to 2024	0.6%	0.2%	-	-
	Historical Annual Growth 2000 to 2019	0.6%	0.1%	-	-
	2019 Median Age	38.5	40.7	41.7	40.8
HOUSEHOLDS	2019 Estimated Households	4,181	12,223	27,648	79,725
	2024 Projected Households	4,240	12,237	27,356	79,065
	2010 Census Households	3,892	11,638	26,607	76,366
	2000 Census Households	3,284	10,614	25,552	75,472
	Projected Annual Growth 2019 to 2024	0.3%	-	-0.2%	-0.2%
	Historical Annual Growth 2000 to 2019	1.4%	0.8%	0.4%	0.3%
RACE AND ETHNICITY	2019 Estimated White	89.1%	90.5%	90.4%	89.2%
	2019 Estimated Black or African American	3.1%	2.8%	3.5%	4.2%
	2019 Estimated Asian or Pacific Islander	4.1%	3.4%	2.9%	3.0%
	2019 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%	0.2%
	2019 Estimated Other Races	3.6%	3.1%	3.0%	3.4%
	2019 Estimated Hispanic	4.1%	3.4%	3.0%	3.4%
INCOME	2019 Estimated Average Household Income	\$66,059	\$84,104	\$80,002	\$86,863
	2019 Estimated Median Household Income	\$67,306	\$75,379	\$70,054	\$72,388
	2019 Estimated Per Capita Income	\$32,185	\$37,947	\$36,913	\$38,492
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.6%	1.5%	1.8%
	2019 Estimated Some High School (Grade Level 9 to 11)	4.2%	3.7%	3.8%	4.2%
	2019 Estimated High School Graduate	24.5%	25.1%	25.1%	22.4%
	2019 Estimated Some College	21.2%	21.2%	22.4%	21.3%
	2019 Estimated Associates Degree Only	9.0%	10.1%	10.9%	10.1%
	2019 Estimated Bachelors Degree Only	24.4%	21.9%	20.2%	22.0%
	2019 Estimated Graduate Degree	15.0%	16.4%	16.1%	18.2%
BUSINESS	2019 Estimated Total Businesses	330	969	2,097	6,584
	2019 Estimated Total Employees	5,164	18,543	32,579	84,142
	2019 Estimated Employee Population per Business	15.7	19.1	15.5	12.8
	2019 Estimated Residential Population per Business	26.0	28.0	28.6	27.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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