

EASTOWN SHOPPING CENTER

3824-4000 Linden Ave, Dayton, OH

Grocery Anchored Shopping Center with National Tenant Mix



Eastown Shopping Center is situated minutes from Wright-Patterson Air Force Base, Ohio's largest single-site employer with more than 20,000 employees. The shopping center offers a strong national tenant mix, high visibility from State Route 35 and convenient access from I-675 and I-75.

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**SKILKEN
GOLD**

Real Estate Development

AVAILABLE SPACES

- 2,400 SF end cap with drive-thru opportunity
- Junior anchor space available
- Retail, office and flex space from 700 SF to 9,760 SF

PROPERTY HIGHLIGHTS

- Dense trade area with 200,000 people within 5 miles
- Visible from SR 35 with more than 68,000 vehicles per day
- Close proximity to I-675 and I-75
- Minutes from Wright-Patterson Air Force Base

KEY TENANTS

- Save-A-Lot
- CVS
- Key Bank
- Great Clips

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Member of **SITE SOURCE**
RETAIL BROKER NETWORK

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Site Plan and Availabilities



LOCATION	TENANT
3816	Possible Expansion Area
3824	Sun Cleaners
3830	2,400 SF AVAILABLE 9/1/20
3846	Eastown \$1.00 Store
3854	L.A. Nails
3858	Cricket Wireless
3862	Aaron's
3868	City Wide Appliances & More
Lower Level Rear	Hearn's Haunts
3870	Village Discount Outlet
3878	Game Stop
3898	Fifth Third ATM
3898B	700 SF OFFICE AVAILABLE

LOCATION	TENANT
3898C	1,200 SF OFFICE AVAILABLE
3898D	1,700 SF OFFICE AVAILABLE
3902	Boost Mobile
3906	9,760 SF AVAILABLE
3920	CVS Pharmacy
3926	5,700 SF AVAILABLE
3932	Save-A-Lot
3966	Spin It
3968	Rent-A-Center
3974	3,360 SF AVAILABLE
3978	Metro PCS
3982	Great Clips
4000	Key Bank

Location numbers are keyed to the site plan, starting from the bottom right of the plan and moving counter-clockwise.

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Location and Demographics



AREA BUSINESSES

- Wright-Patterson Air Force Base
- Kroger
- Bob Evan's
- Burger King
- Cato
- Shoe Show

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Population	97,033	205,022	342,731
Average HH Income	\$62,338	\$69,744	\$69,640
Median Age	35.3	37.2	37.8
Total Businesses (2019)	2906	10,480	14,989
Total Employees (2019)	40,951	161,931	218,118
Consumer Spend (2019)	\$2.09B	\$4.86B	\$8.11B
Retail Spend (2019)	\$986.08M	\$2.29B	\$3.82B

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Area Retailers and Businesses

