

West Carrollton Commercial Building

2090 S. Alex Rd. | West Carrollton, OH | 45449

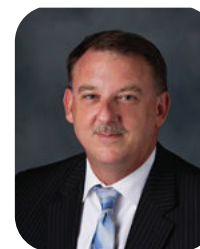


COUNTY	PROPERTY TYPE	SPACE AVAILABLE	LEASE PRICE	SALE PRICE
Montgomery	Retail	4,000 SF	\$16 PSF NNN	\$850,000

Property & Location Highlights:

- 2,000 SF or 4,000 SF available
- Located in the Dayton Mall corridor
- Lease rate of \$16 PSF NNN
- Drive-Thru canopy
- Significant residential nearby
- 0.5 miles ot Kettering Health Miamisburg Hospital
- Ample parking
- Heavy traffic counts
- Cannabis-eligible site

For more information, contact:



Henkle Schueler
COMMERCIAL REAL ESTATE

Mark Langdon

Commercial Sales Agent

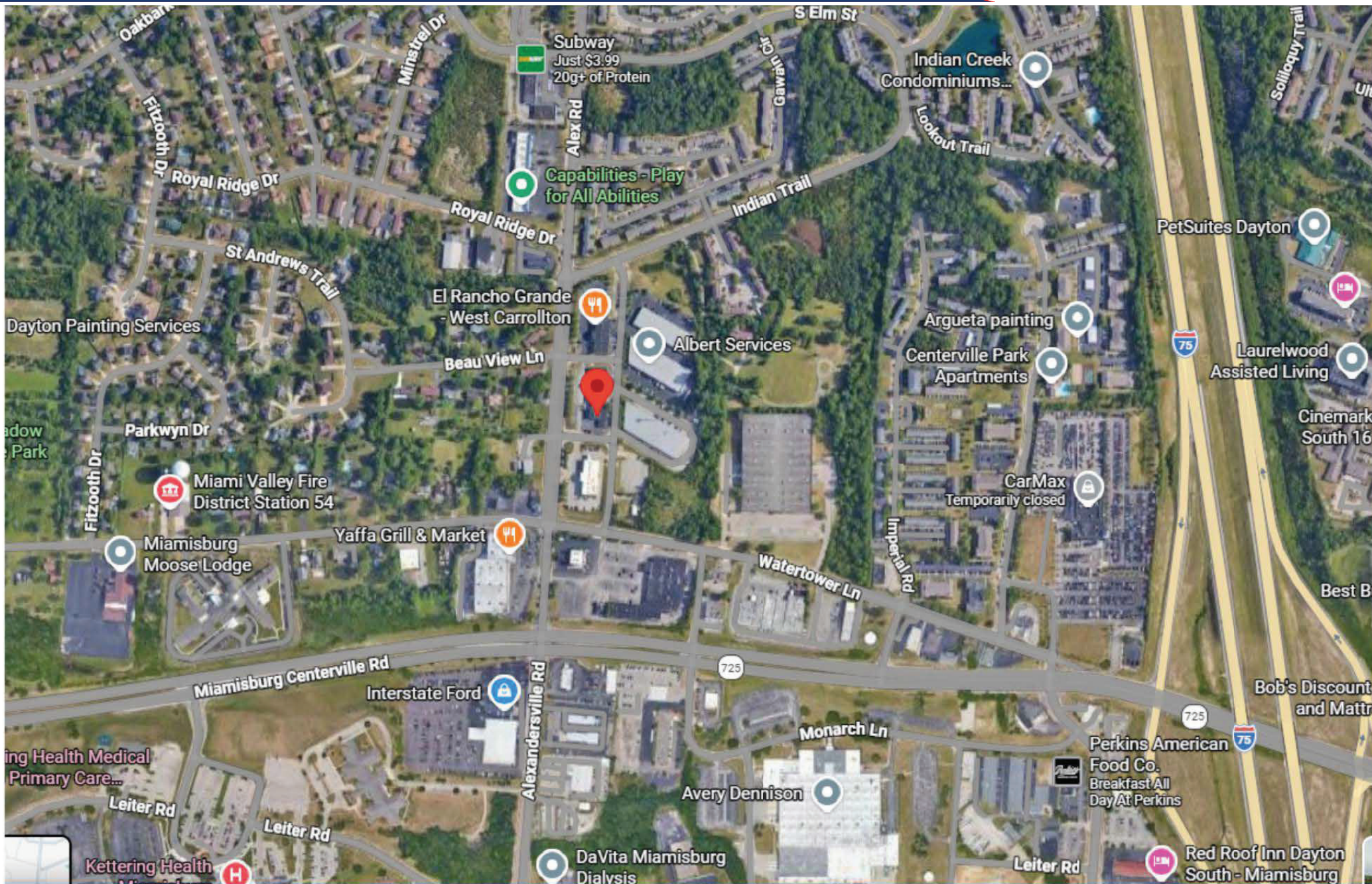
O: 513.228.6244

C: 937.673.1916

mlangdon@hsabh.com

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3000-G Henkle Drive | Lebanon, OH 45036 | 513.932.6010 | 800.589.7535

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Radius	2 Mile	5 Mile	10 Mile	Business Employment by Type	#Businesses	#Employees	#Emp/Bus
Population				Total Businesses	1,799	20,025	11
2029 Projection	30,377	114,740	439,756	Trade Transportation & Utilities	327	5,844	18
2024 Estimate	31,011	115,822	433,926				
2020 Estimate	33,412	121,608	423,951	Information	38	644	17
Growth 2024 - 2029	-0.4%	-0.2%	0.6%				
Growth 2020 - 2024	-1.8%	-1.2%	0.3%				
2024 Population by Hispanic Origin	1,136	4,341	16,180	Financial Activities	181	1,064	6
2024 Population	32,145	120,163	450,106				
White	25,845	95,138	321,447	Professional & Business Services	202	1,975	10
Black	2,103	6,630	66,403				
Am. Indian & Alaskan	8	42	325	Education & Health Services	602	3,524	6
Asian	704	5,125	11,576				
Hawaiian & Pacific Island	5	20	45	Leisure & Hospitality	150	2,842	19
Other	2,344	8,867	34,130				
U.S. Armed Forces	53	204	1,198	Other Services	146	633	4
Households				Public Administration	21	475	23
2029 Projection	13,523	49,272	183,161				
2024 Estimate	13,811	49,833	181,066	Natural Resources & Mining	2	5	3
2020 Census	14,893	52,553	177,214				
Growth 2024 - 2029	-0.4%	-0.2%	0.2%	Construction	64	535	8
Growth 2020 - 2024	-0.8%	-0.4%	0.7%				
Owner Occupied	8,045	31,786	112,069	Manufacturing	66	2,484	38
Renter Occupied	5,478	17,485	71,092				
2024 Households by HH Income							
Income: <\$25,000	1,666	6,101	32,832				
Income: \$25,000 - \$50,000	3,810	10,554	39,269				
Income: \$50,000 - \$75,000	2,832	9,248	31,736				
Income: \$75,000 - \$100,000	1,707	6,450	23,386				
Income: \$100,000 - \$125,000	1,470	5,112	16,111				
Income: \$125,000 - \$150,000	730	4,029	11,451				
Income: \$150,000 - \$200,000	1,028	4,308	12,874				
Income: \$200,000+	567	4,033	13,407				
2024 Avg Household Income	\$80,583	\$95,421	\$86,684				
2024 Med Household Income	\$60,857	\$72,104	\$63,553				

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