

MEIJER OUTLOT

W. Alex Bell Road, Dayton, OH 45449

1.4 +/- Acres Available
For LEASE or Build-to-Suit



Property Details:

- Outlot to highly-trafficked Meijer store (1.5 million visits per year, per Placer AI)
- Across from new Kroger Marketplace (opened 2020)
- Easy access to plentiful middle and high-income households

Retailers in the corridor:



Demographics:

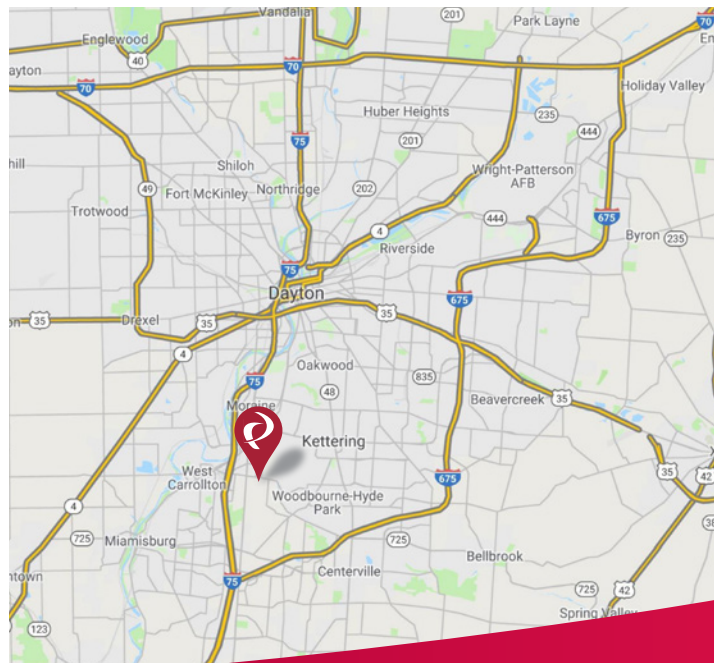
2023 Estimates	1 Mile	3 Mile	5 Mile
Population	11,141	53,195	160,470
Households	5,071	23,705	70,646
Average Household Income	\$93,387	\$111,063	\$108,735
Total Number of Employees	2,754	24,504	77,024

Traffic Counts:

Inrix 2023	ADT
W Alex Bell Road	18,380 ADT
N Springboro Pike - SR 741	22,383 ADT

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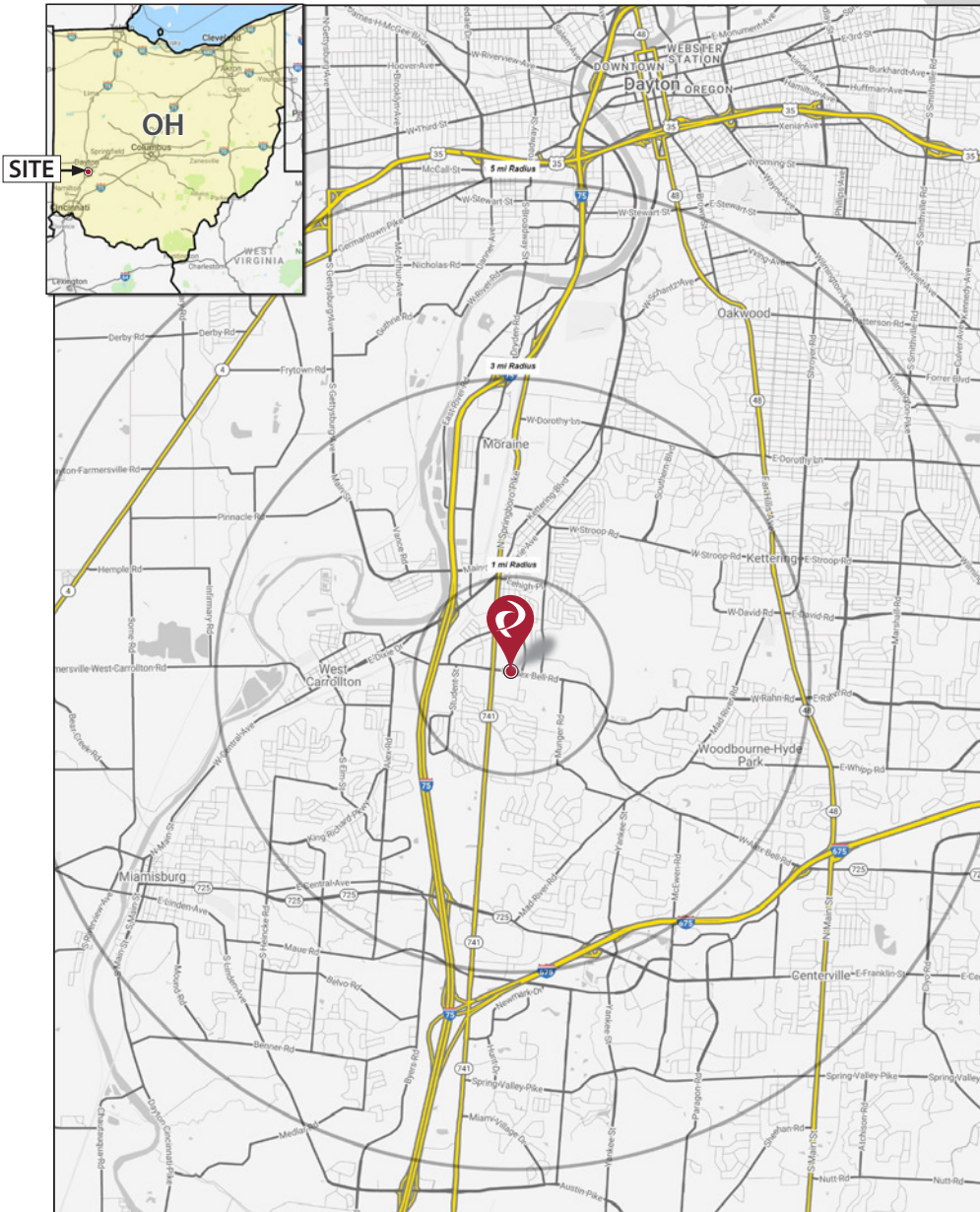
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Market Map and Demographics



Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.6726/-84.2189

W. Alex Bell Road Dayton, OH 45449	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	11,141	53,195	160,470
2028 Projected Population	10,951	52,448	159,878
2020 Census Population	11,344	54,712	163,567
2010 Census Population	10,945	53,976	159,949
Projected Annual Growth 2023 to 2028	-0.3%	-0.3%	-
Historical Annual Growth 2010 to 2023	0.1%	-0.1%	-
2023 Median Age	40.9	41.6	39.7
Households			
2023 Estimated Households	5,071	23,705	70,646
2028 Projected Households	4,878	22,884	68,918
2020 Census Households	5,116	24,160	71,274
2010 Census Households	5,000	23,565	69,109
Projected Annual Growth 2023 to 2028	-0.8%	-0.7%	-0.5%
Historical Annual Growth 2010 to 2023	0.1%	-	0.2%
Race and Ethnicity			
2023 Estimated White	74.7%	80.4%	74.9%
2023 Estimated Black or African American	13.9%	10.8%	14.7%
2023 Estimated Asian or Pacific Islander	3.4%	2.9%	4.8%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2023 Estimated Other Races	7.8%	5.8%	5.5%
2023 Estimated Hispanic	6.5%	4.5%	4.0%
Income			
2023 Estimated Average Household Income	\$93,387	\$111,063	\$108,735
2023 Estimated Median Household Income	\$64,665	\$77,708	\$77,344
2023 Estimated Per Capita Income	\$42,785	\$49,677	\$48,189
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.4%	2.4%	2.2%
2023 Estimated Some High School (Grade Level 9 to 11)	5.7%	5.0%	4.4%
2023 Estimated High School Graduate	31.2%	26.1%	22.7%
2023 Estimated Some College	22.5%	22.0%	22.0%
2023 Estimated Associates Degree Only	10.0%	9.8%	9.8%
2023 Estimated Bachelors Degree Only	17.4%	20.2%	22.7%
2023 Estimated Graduate Degree	9.9%	14.5%	16.1%
Business			
2023 Estimated Total Businesses	234	1,883	6,340
2023 Estimated Total Employees	2,754	24,504	77,024
2023 Estimated Employee Population per Business	11.8	13.0	12.1
2023 Estimated Residential Population per Business	47.7	28.2	25.3

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

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