

KETTERING CROSSING

2801-2841 Wilmington Pike, Kettering, OH 45419

Two 1,400 SF Spaces, Available For LEASE



Property Details:

- In high-profile Kettering suburb of Dayton, OH
- Property fully renovated in 2022
- Join Jersey Mike's, Wingstop, and DaVita
- End-cap with walk-up window and inline space (former restaurant with equipment in place)
- Street frontage and visibility from high-traffic Wilmington Pike, 26,312 ADT (Inrix 2023)

Many national-brand retailers within 1/2 mile, including:



Demographics:

2026 Estimates	1 Mile	3 Mile	5 Mile
Population	12,845	101,145	212,554
Households	6,000	44,566	90,806
Average Household Income	\$88,582	\$105,910	\$104,089
Total Number of Employees	6,613	33,982	106,623

Traffic Counts: (MVRPC 2026)

Wilmington Pike	26,200 ADT
E Dorothy Lane, West of Wilmington Pike	21,300 ADT
E Dorothy Lane, East of Wilmington Pike	22,000 ADT

Contact:

Zachary Schunn

513.489.3343 x5
zschunn@edgegp.com



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

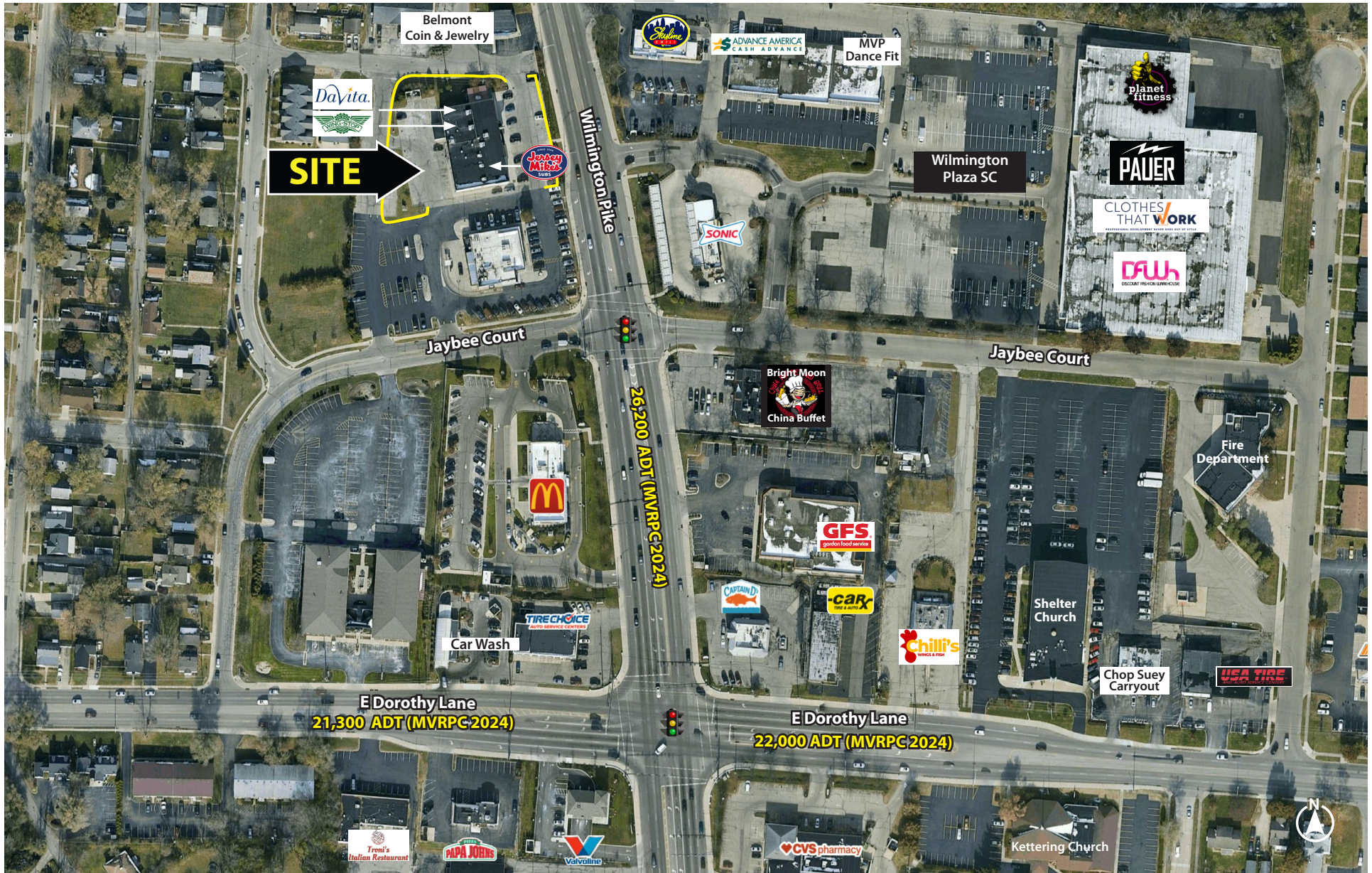
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Market Aerial



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Overview Aerial



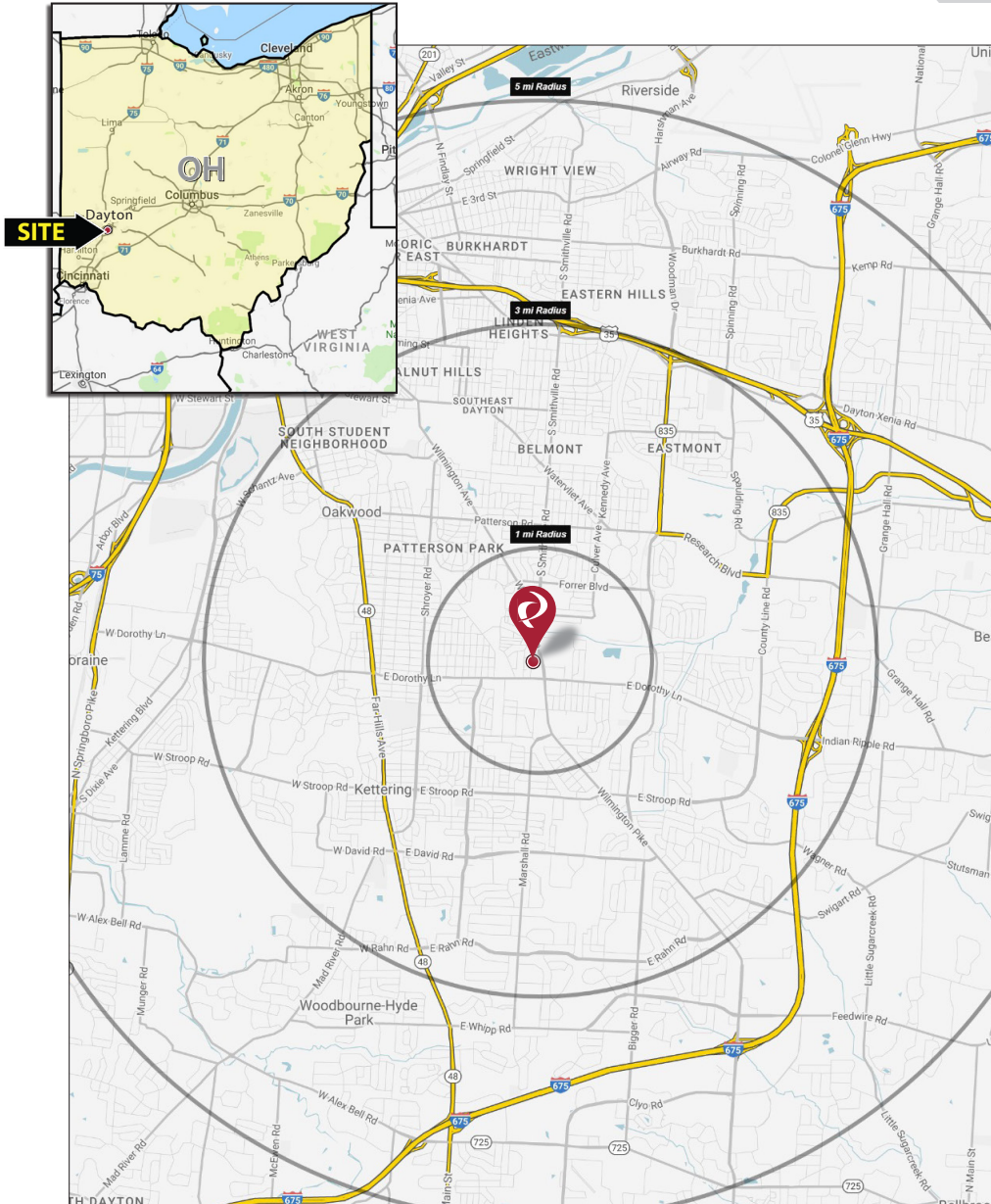
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Market Map and Demographics



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.7061/-84.1429

2801 Wilmington Pike Kettering, OH 45429	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	12,845	101,145	212,554
2031 Projected Population	12,901	100,367	213,769
2020 Census Population	12,821	104,164	210,202
2010 Census Population	12,426	100,441	206,059
Projected Annual Growth 2026 to 2031	-	-0.2%	0.1%
Historical Annual Growth 2010 to 2026	0.2%	-	0.2%
2026 Median Age	37.3	38.3	38.6
Households			
2026 Estimated Households	6,000	44,566	92,806
2031 Projected Households	5,974	43,899	93,050
2020 Census Households	5,869	45,226	90,317
2010 Census Households	5,685	43,602	87,483
Projected Annual Growth 2026 to 2031	-	-0.3%	-
Historical Annual Growth 2010 to 2026	0.3%	0.1%	0.4%
Race and Ethnicity			
2026 Estimated White	79.5%	81.6%	78.2%
2026 Estimated Black or African American	11.4%	8.9%	11.5%
2026 Estimated Asian or Pacific Islander	2.6%	3.0%	3.0%
2026 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2026 Estimated Other Races	6.2%	6.2%	7.1%
2026 Estimated Hispanic	4.0%	4.5%	5.7%
Income			
2026 Estimated Average Household Income	\$88,582	\$105,910	\$104,089
2026 Estimated Median Household Income	\$71,878	\$83,308	\$81,229
2026 Estimated Per Capita Income	\$41,448	\$47,030	\$45,740
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.6%	2.1%
2026 Estimated Some High School (Grade Level 9 to 11)	4.3%	3.6%	4.3%
2026 Estimated High School Graduate	21.8%	21.7%	23.0%
2026 Estimated Some College	27.7%	22.2%	21.6%
2026 Estimated Associates Degree Only	10.3%	10.3%	10.4%
2026 Estimated Bachelors Degree Only	20.0%	23.0%	21.6%
2026 Estimated Graduate Degree	14.3%	17.6%	17.0%
Business			
2026 Estimated Total Businesses	376	2,909	8,054
2026 Estimated Total Employees	6,613	33,982	106,623
2026 Estimated Employee Population per Business	17.6	11.7	13.2
2026 Estimated Residential Population per Business	34.2	34.8	26.4

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