

Retail | For Lease

430 WOLF CREEK ST

Wolfcreek



CBRE

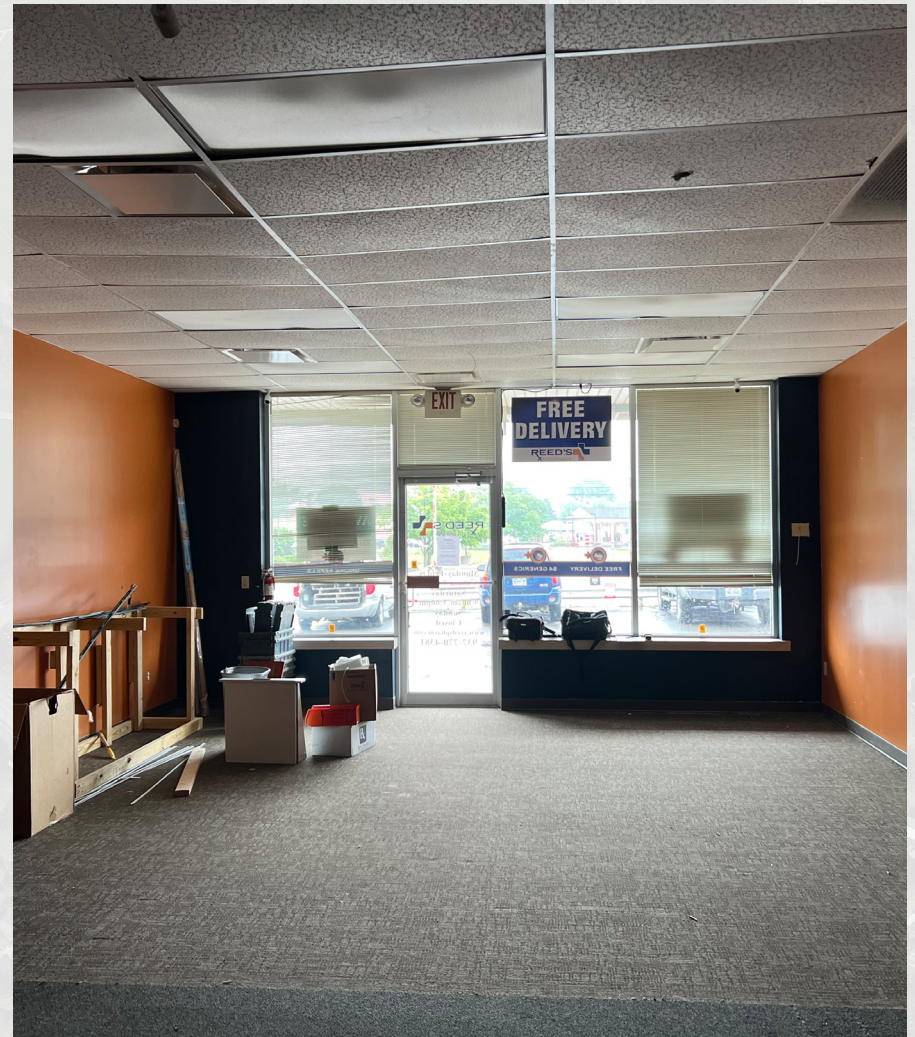
Matt Arnovitz, SIOR, CCIM, CPM

Senior Associate
937 226 1550
matt.arnovitz@cbre.com

PROPERTY HIGHLIGHTS



+/- 1,000 SF
Brookville's most
dynamic shopping area

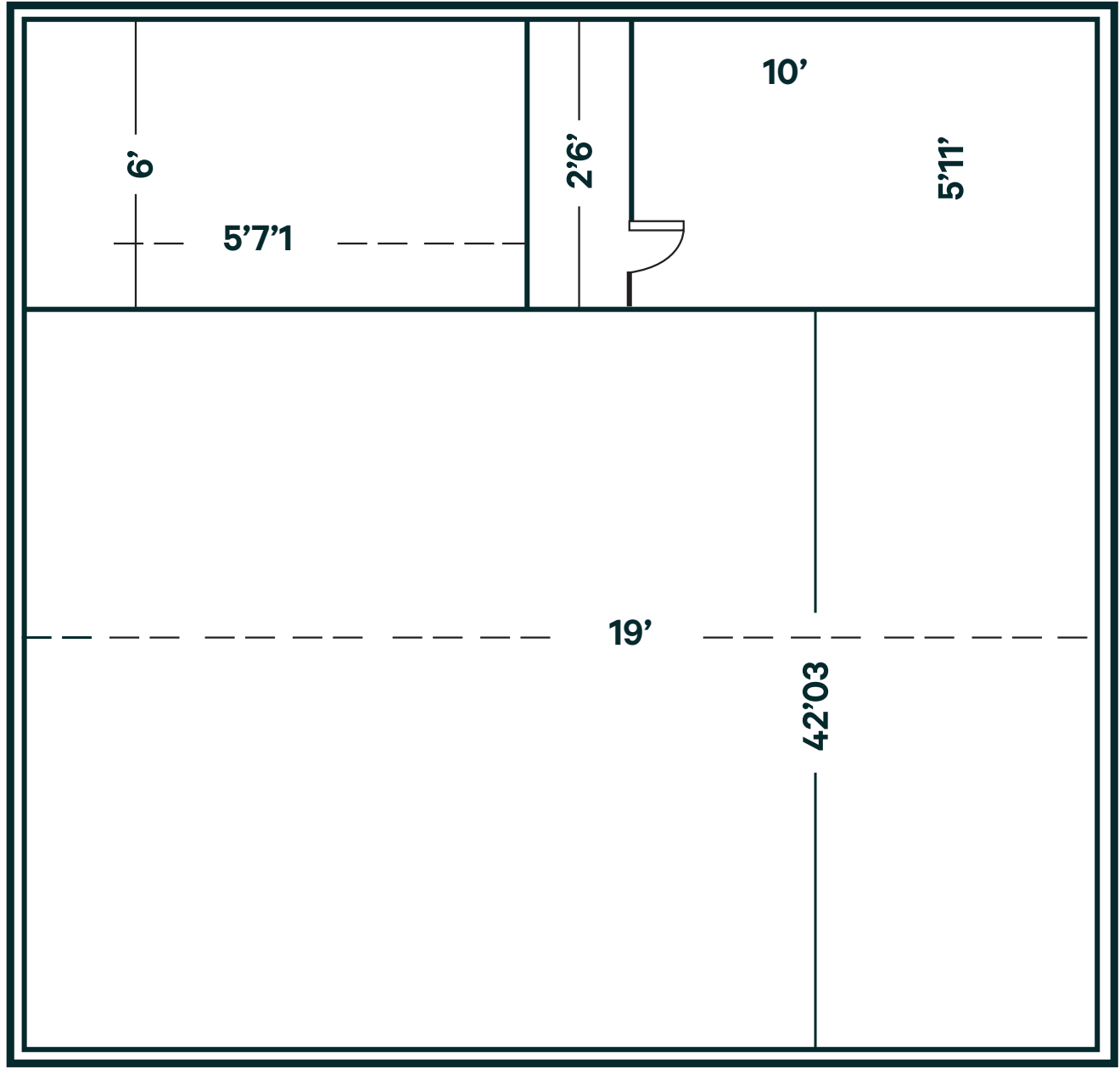


NEARBY AMENITIES



430 WOLF CREEK ST

FLOOR PLAN



Population

2010 Population	4,684	9,065	14,614
2020 Population	4,690	9,139	14,511
2023 Population	4,609	8,972	14,339
2028 Population	4,506	8,772	14,074
2010-2020 Annual Rate	0.01%	0.08%	-0.07%
2020-2023 Annual Rate	-0.53%	-0.57%	-0.37%
2023-2028 Annual Rate	-0.45%	-0.45%	-0.37%
2020 Male Population	47.7%	47.7%	48.6%
2020 Female Population	52.3%	52.3%	51.4%
2020 Median Age	41.9	45.1	45.9
2023 Male Population	48.4%	48.9%	49.6%
2023 Female Population	51.6%	51.1%	50.4%
2023 Median Age	43.3	47.3	47.4

In the identified area, the current year population is 14,339. In 2020, the Census count in the area was 14,511. The rate of change since 2020 was -0.37% annually. The five-year projection for the population in the area is 14,074 representing a change of -0.37% annually from 2023 to 2028. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 47.4, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	93.3%	93.6%	91.4%
2023 Black Alone	0.6%	0.8%	2.3%
2023 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2023 Asian Alone	1.2%	1.1%	0.9%
2023 Pacific Islander Alone	0.0%	0.1%	0.0%
2023 Other Race	0.6%	0.4%	0.6%
2023 Two or More Races	4.2%	4.0%	4.5%
2023 Hispanic Origin (Any Race)	1.6%	1.3%	1.9%

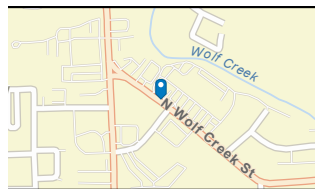
Persons of Hispanic origin represent 1.9% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 19.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

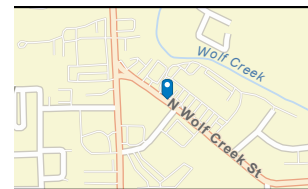
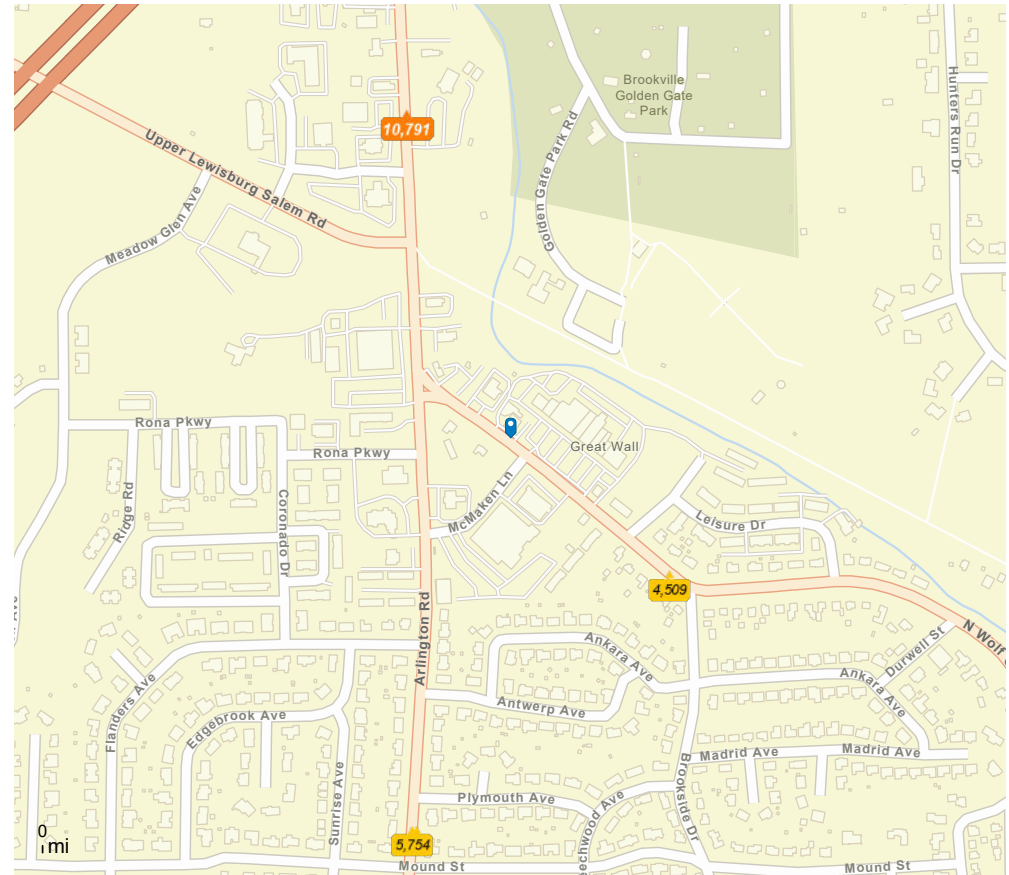
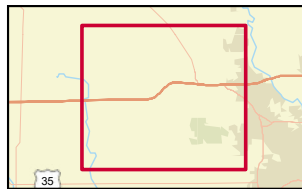
2023 Wealth Index	60	77	80
2010 Households	1,999	3,769	5,849
2020 Households	2,058	3,839	5,924
2023 Households	2,038	3,790	5,881
2028 Households	2,016	3,743	5,832
2010-2020 Annual Rate	0.29%	0.18%	0.13%
2020-2023 Annual Rate	-0.30%	-0.39%	-0.22%
2023-2028 Annual Rate	-0.22%	-0.25%	-0.17%
2023 Average Household Size	2.25	2.32	2.41

The household count in this area has changed from 5,924 in 2020 to 5,881 in the current year, a change of -0.22% annually. The five-year projection of households is 5,832, a change of -0.17% annually from the current year total. Average household size is currently 2.41, compared to 2.42 in the year 2020. The number of families in the current year is 4,031 in the specified area.

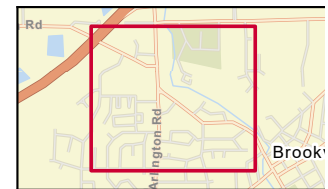
DEMOGRAPHICS



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



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CONTACT US:

MATT ARNOVITZ
SIOR, CCIM, CPM
Senior Associate
+1 937 461 CBRE (2273)
matt.arnovitz@cbre.com



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