

Colliers



For Lease

1,822 Sq. Ft.

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Sugarcreek Crossing

4449 Feedwire Rd, Centerville, OH 45440

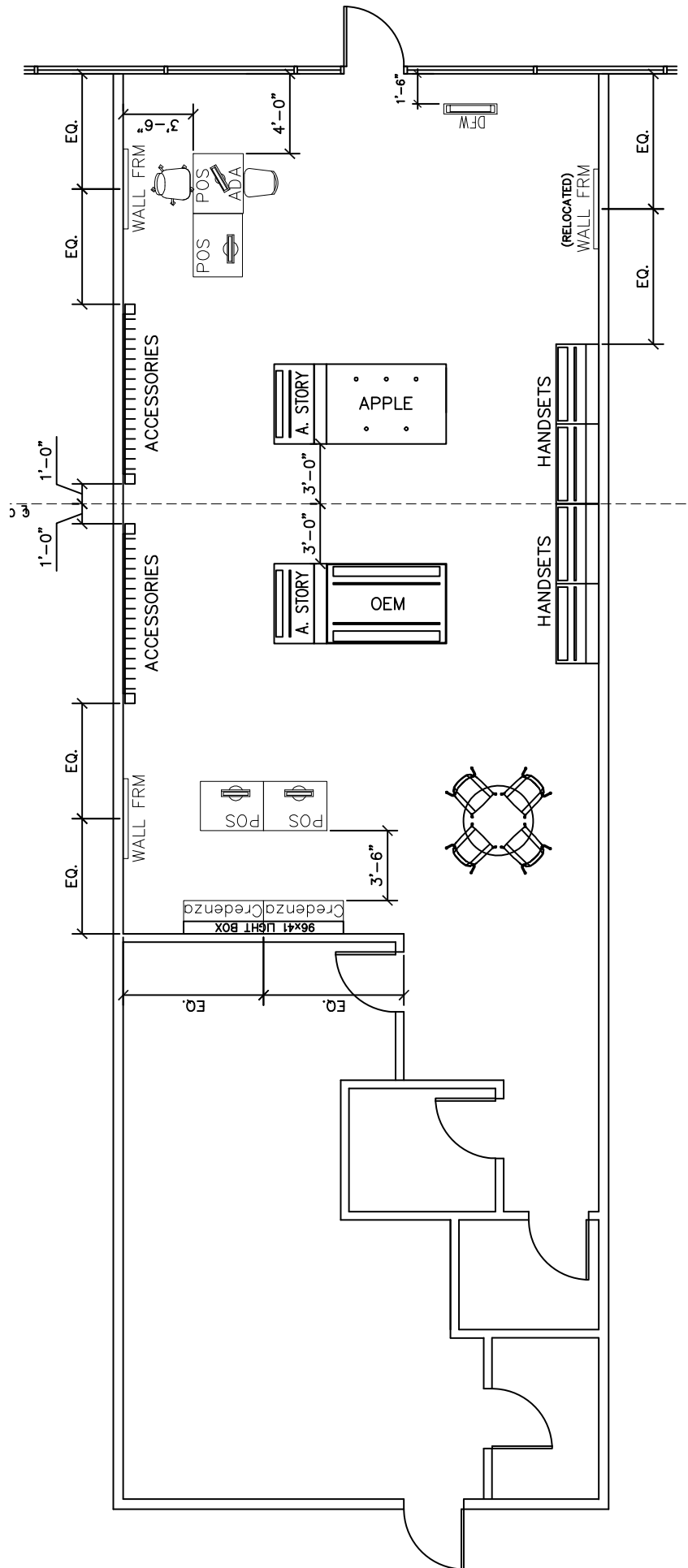
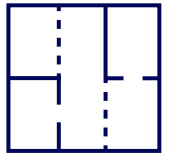
- Shopping center anchored by Home Depot and Target
- Prominent pylon signage with **great visibility** to Feedwire Rd.
- Directly across from Cornerstone of Centerville; Kroger, Costco, & Cabela's
- Situated amid Dayton's **most desirable** demographics
- Just off I-675, proximal to Miami Valley Hospital and Sinclair Community College
- Well-maintained retail center with **ample parking** and multiple points of ingress and egress
- Feedwire Road (14,740 VPD), Wilmington Pike (28,792 VPD), and other

Accelerating success.

Site Plan



Floor Plan - 1,822 sq. ft.





675

81,014 VPD

28,792 VPD

FEEDWIRE RD. - 14,740 VPD

WILMINGTON PIKE

Logos for The Home Depot, Target, PetSmart, Marshalls, and other retailers within the highlighted yellow box.

Logos for Five Guys, BubbaKoo's Burritos, Donatos, and other smaller businesses.



Demographics



	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	4,224	53,930	129,288
2010 Total Population	4,226	54,559	130,178
2020 Total Population	4,764	57,830	136,860
2025 Total Population	6,285	61,401	140,090
2025 Group Quarters	33	614	1,584
2030 Total Population	6,495	61,937	140,276
2000-2020 Growth Rate: Population (CAGR)	0.6%	0.3%	0.3%
2010-2020 Growth Rate: Population (CAGR)	1.2%	0.6%	0.5%
2020-2025 Growth Rate: Population (CAGR)	5.4%	1.1%	0.5%
2025-2030 Growth Rate: Population (CAGR)	0.7%	0.2%	0.0%
2025 Total Daytime Population	7,085	63,490	141,549
Workers	4,252	34,009	73,494
Residents	2,833	29,481	68,055
2025 Workers % of Daytime Population	60.0%	53.6%	51.9%
2025 Residents % of Daytime Population	40.0%	46.4%	48.1%
Household Summary			
2000 Households	1,650	22,338	53,944
2010 Households	1,724	23,542	56,199
2025 Households	2,597	26,518	60,569
2025 Average Household Size	2.41	2.29	2.29
2030 Households	2,711	26,838	60,890
2000-2020 Growth Rate: Households (CAGR)	0.9%	0.5%	0.4%
2010-2020 Growth Rate: Households (CAGR)	1.4%	0.5%	0.5%
2020-2025 Growth Rate: Households (CAGR)	5.2%	1.3%	0.6%
2025-2030 Growth Rate: Households (CAGR)	0.9%	0.2%	0.1%
2010 Families	1,191	15,311	35,892
2025 Families	1,745	16,342	36,833
2030 Families	1,800	16,374	36,640
2025-2030 Annual Rate	0.62%	0.04%	-0.11%
Housing Unit Summary			
2025 Housing Units	2,731	27,911	63,796
Owner Occupied Housing Units	64.5%	67.5%	69.3%
Renter Occupied Housing Units	35.5%	32.5%	30.7%
Vacant Housing Units	4.9%	5.0%	5.1%
Owner Occupied Median Home Value			
2025 Median Home Value	\$281,818	\$279,629	\$275,094
2030 Median Home Value	\$332,311	\$328,077	\$325,002
Income			
2025 Per Capita Income	\$60,599	\$52,576	\$52,764
2025 Median Household Income	\$111,330	\$88,664	\$87,831
2025 Average Household Income	\$147,440	\$121,818	\$121,752
Household Income Base	2,597	26,518	60,569
<\$15,000	3.5%	5.1%	5.5%
\$15,000 - \$24,999	2.6%	5.0%	5.3%
\$25,000 - \$34,999	3.4%	5.0%	5.0%
\$35,000 - \$49,999	9.4%	10.7%	10.2%
\$50,000 - \$74,999	12.8%	15.5%	16.4%
\$75,000 - \$99,999	11.9%	14.1%	13.0%
\$100,000 - \$149,999	20.1%	17.6%	17.8%
\$150,000 - \$199,999	14.6%	12.4%	12.0%
\$200,000+	21.7%	14.6%	14.7%

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