

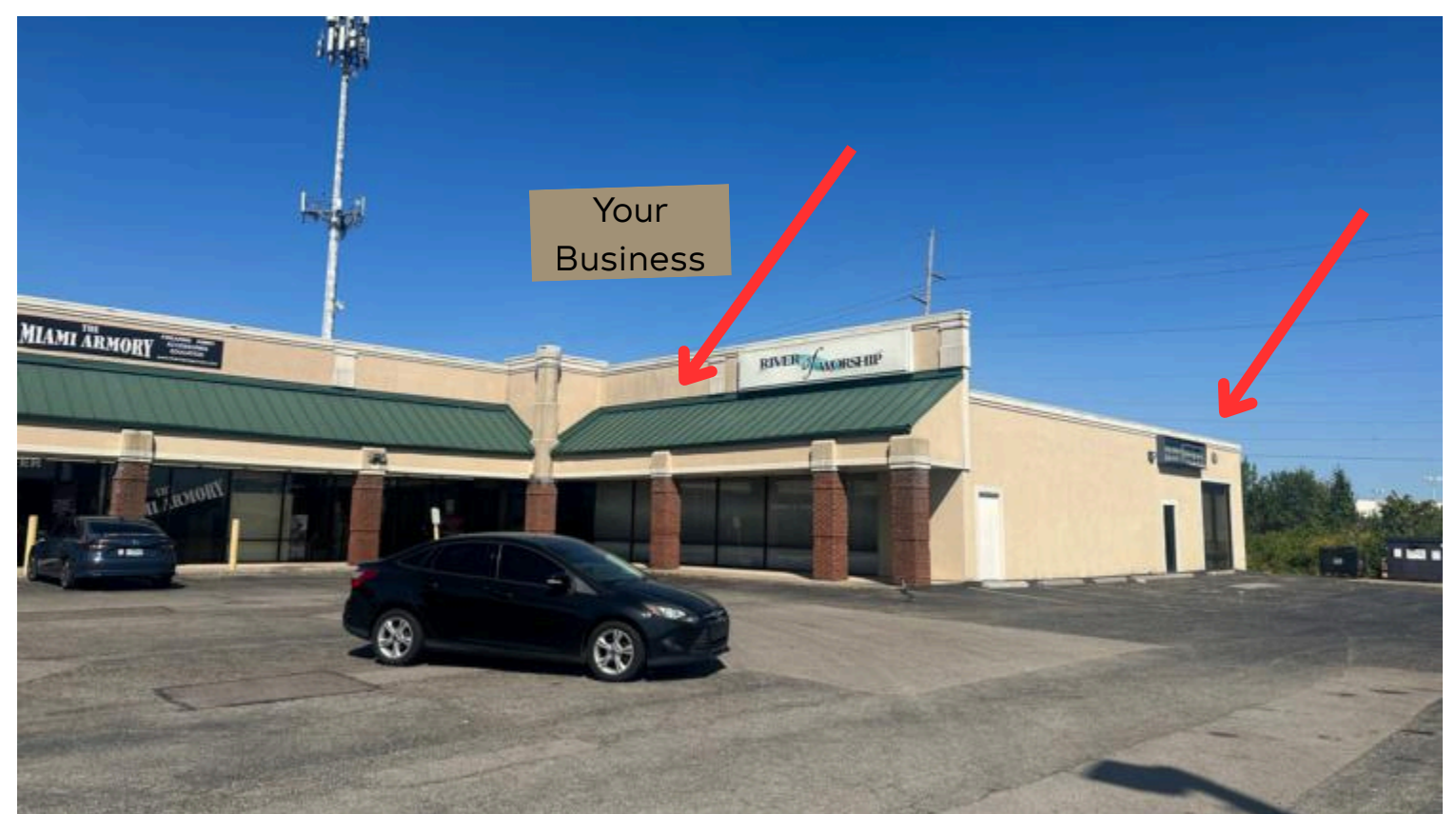


Crest
Commercial Realty

Retail

FOR LEASE

8947-B Kingsridge Dr.
Miamisburg, OH 45458.



Nick
Miller-Jacobson

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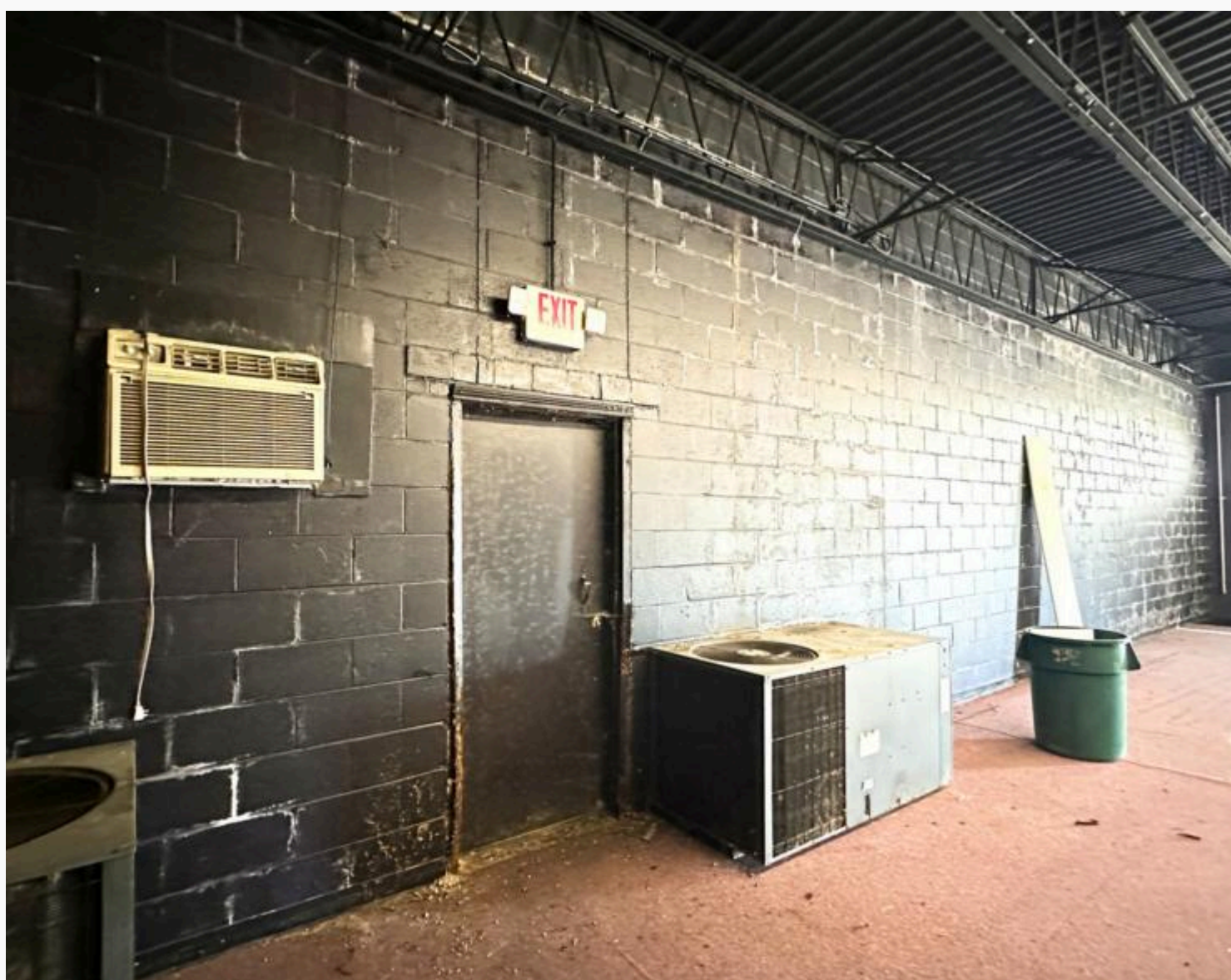
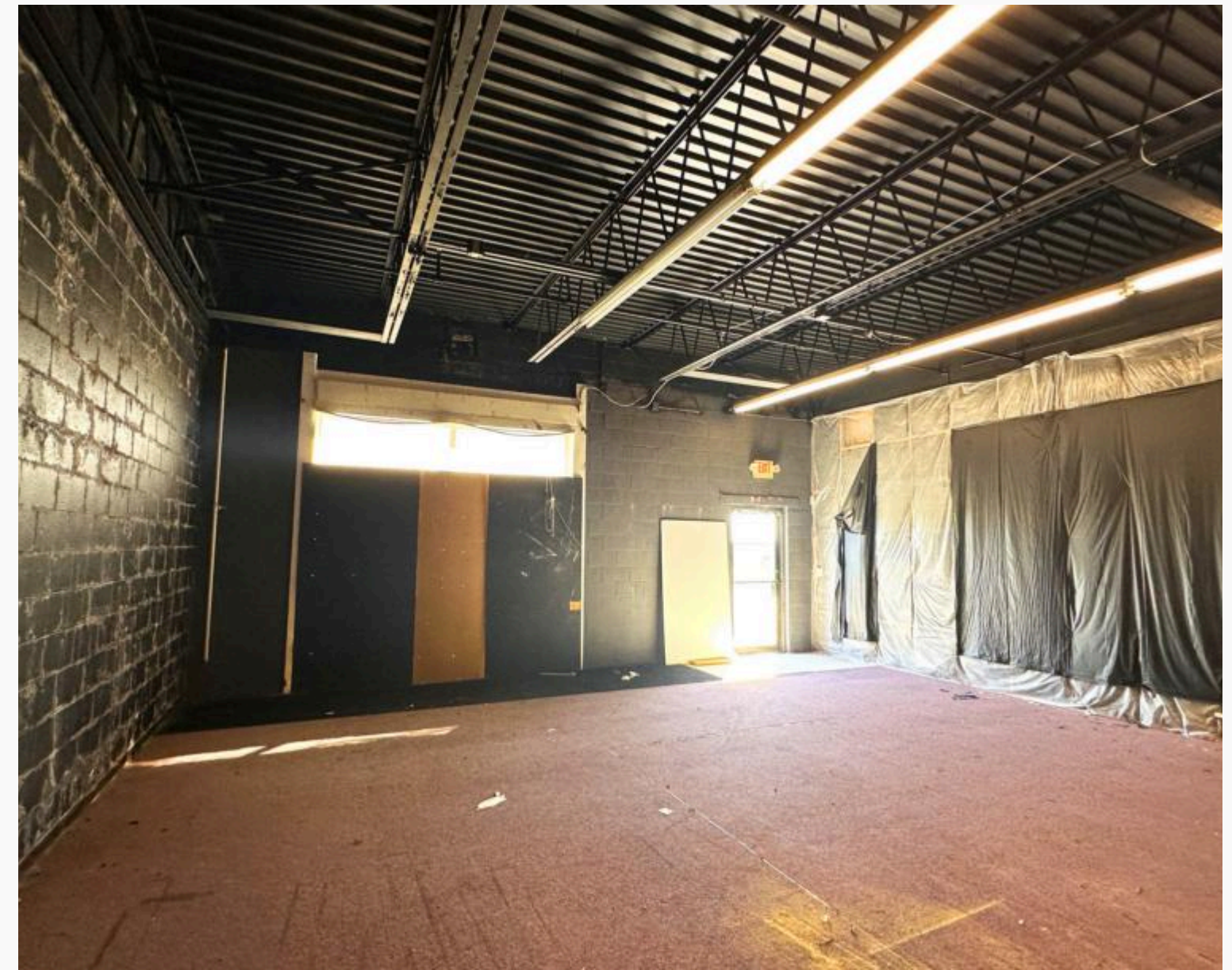
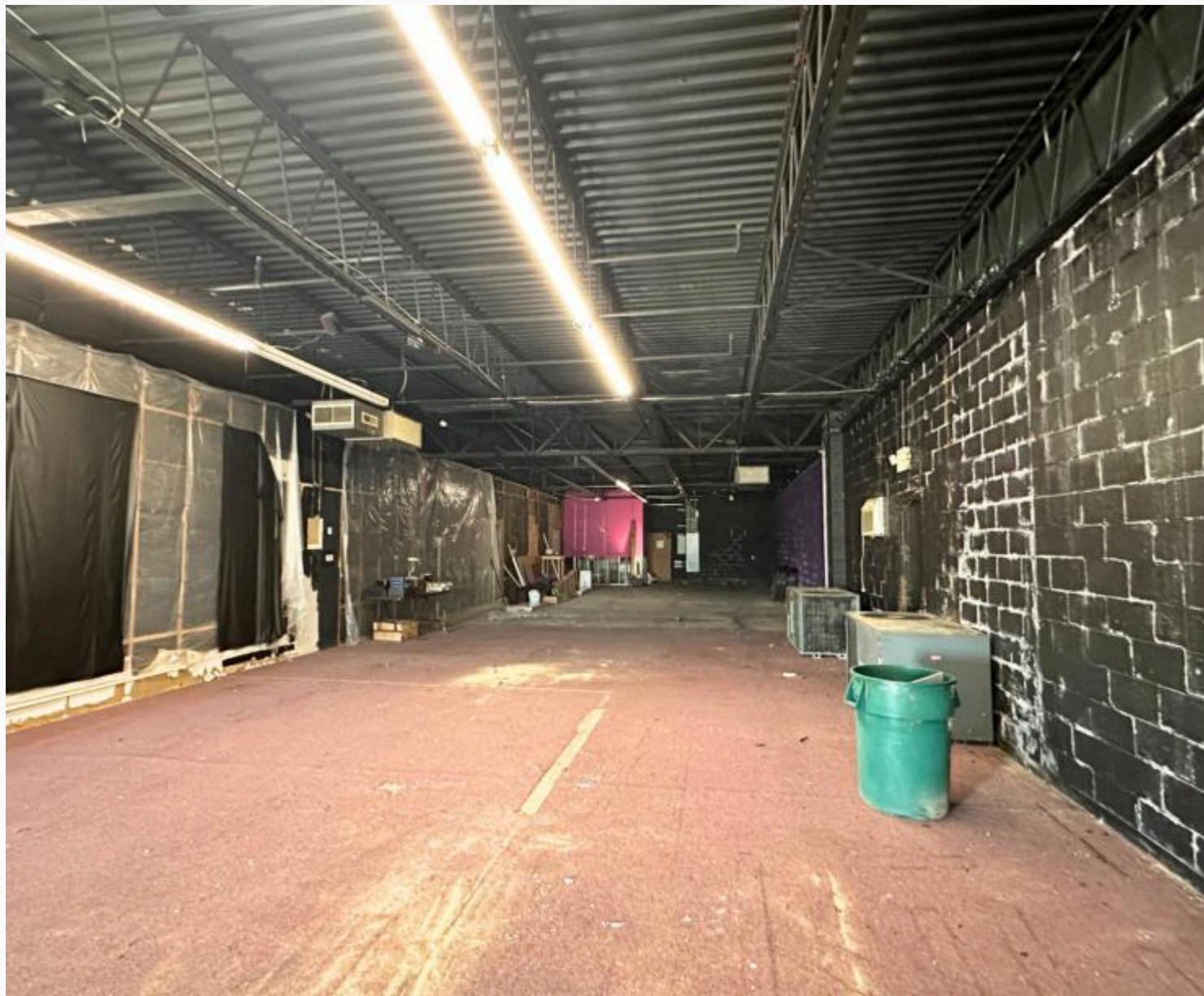
South Dayton Submarket

6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459 937-222-1600

8947-B Kingsridge Dr.

Property Highlights

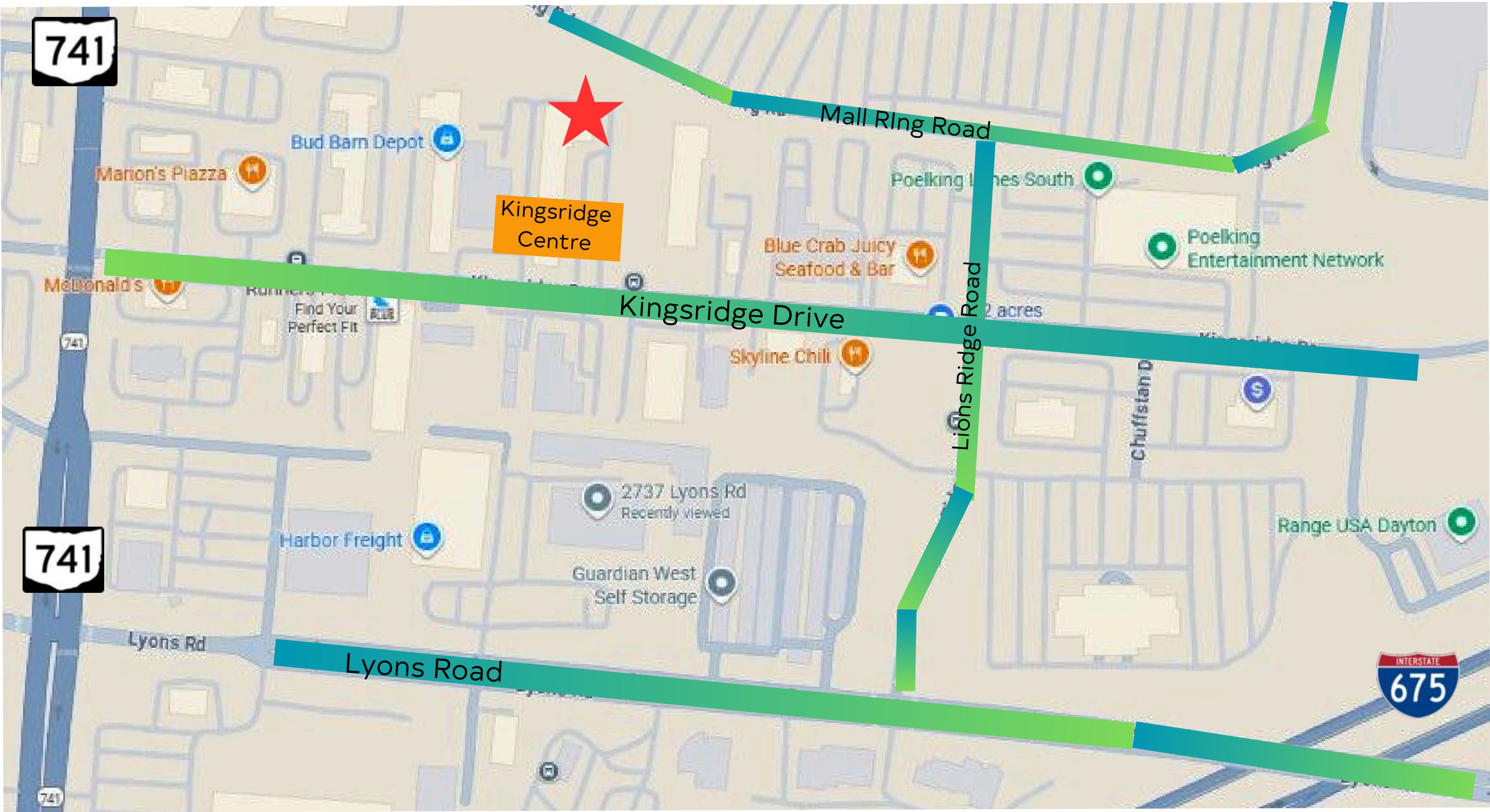
- Highly visible location just off Kingsridge Dr. behind the Dayton Mall.
- Located in the South Dayton Submarket.
- L-shaped strip center is fully leased.
- Ample parking and easy access.
- Pylon signage available.
- Shell space with 16' ceilings.
- Corner position with opportunity to add an overhead door or rear patio.
- Negotiable tenant allowance.
- Available space is 4,000 SF.
- Lease Rate: \$14/SF, Modified Gross.



Demographics

8947-B Kingsridge Dr.

Population	2 miles	5 miles	10 miles
2026 Projection	4,596	58,377	147,031
2021 Estimate	4,739	60,810	137,413
Household Income			
2021 Avg Household Income	\$80,288	\$87,526	\$95,806
2021 Med Household Income	\$65,047	\$67,500	\$72,621
Housing Value			
Medium Home Value	\$175,853	\$174,573	\$192,074



Traffic Counts

7,622 VPD Kingsgate Way & Squire Court ~ 2022
51,093 VPD Tylersville Rd with Kingland Dr ~ 2022

** Demographic information obtained from Costar.

