



Retail Shopping Center

FOR SALE

8935 - 8947 Kingsridge Rd., Dayton, OH 45458

South Dayton Submarket



NEW PRICE: \$1,595,000

CAP RATE: 8.27%

Kingsridge Center

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THE OFFERING

Crest Commercial Realty is offering for sale the fee simple interest in the sale of the shopping center at 8935-8947 Kingsridge Rd., in the South Dayton Submarket of Dayton, Ohio. The property is located in Miami Township. The multi-tenant center is zoned Retail.

The single-story, L-shaped center was built in 1979 and is situated on 1.5 acres. The property 20,175 SF and occupied with a mix of long-term tenants. The property offers 133' of frontage on Kingsridge Road, ample parking and easy access. Located in a busy commercial district, the property offers proximity to I-75 and I-675.

The retail shopping center is priced at \$1,595,000.



EXECUTIVE SUMMARY

Address	8935 - 8947 Kingsridge Dr.
County	Miami Township
Parcel #'s	K45-02604-0003 K45-02604-0132 K45-02604T-0132
Gross Leasable SF	20,175
Occupancy	78%
NOI	\$131,844
Acreage	1.5 AC
Year Built	1979
Roof System	Canopy Slab Roof
Parking Lot	New asphalt in 2024.
Parking	45 Space; Ratio of 2.25/1,000 SF

Kingsridge Center



PROPERTY PROFILE

Offering Price	\$1,595,000
Building Total SF	20,175 SF
Price Per SF	\$79.06
Occupancy	78%
In-Place Income 2025	
Total Revenue	\$189,444
Total Expenses	\$57,588
Net Operating Income	\$131,856
CAP RATE	8.26%

Kingsridge Center

Expenses 2025	
Property Taxes	\$32,322
Insurance	\$8,574
Other Expenses	\$16,692
Total Expenses	\$57,588

Capital Improvements 2025	
Roof	\$10,000
Parking Lot	\$9,500
HVAC	\$30,000
Total Improvements	\$49,500

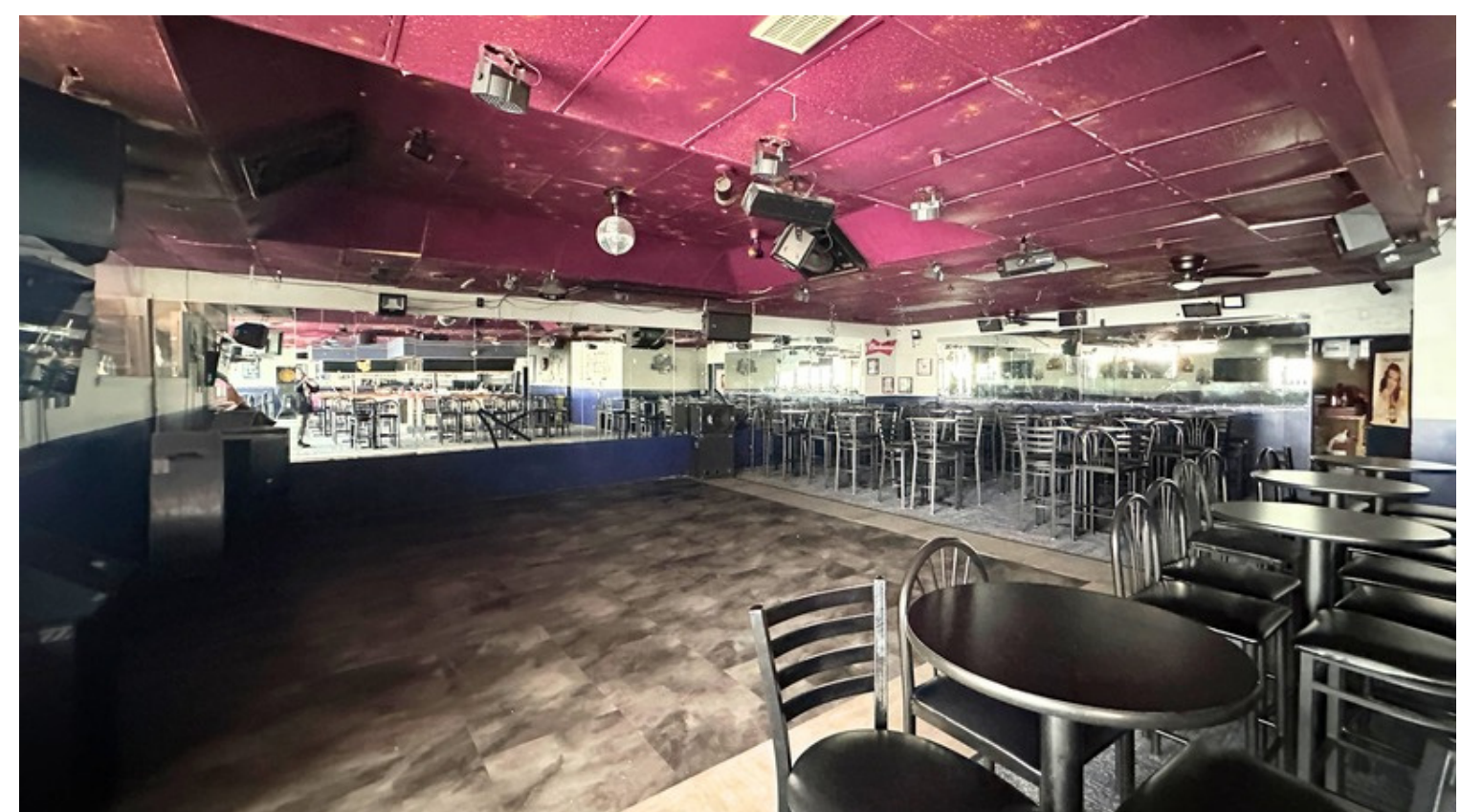
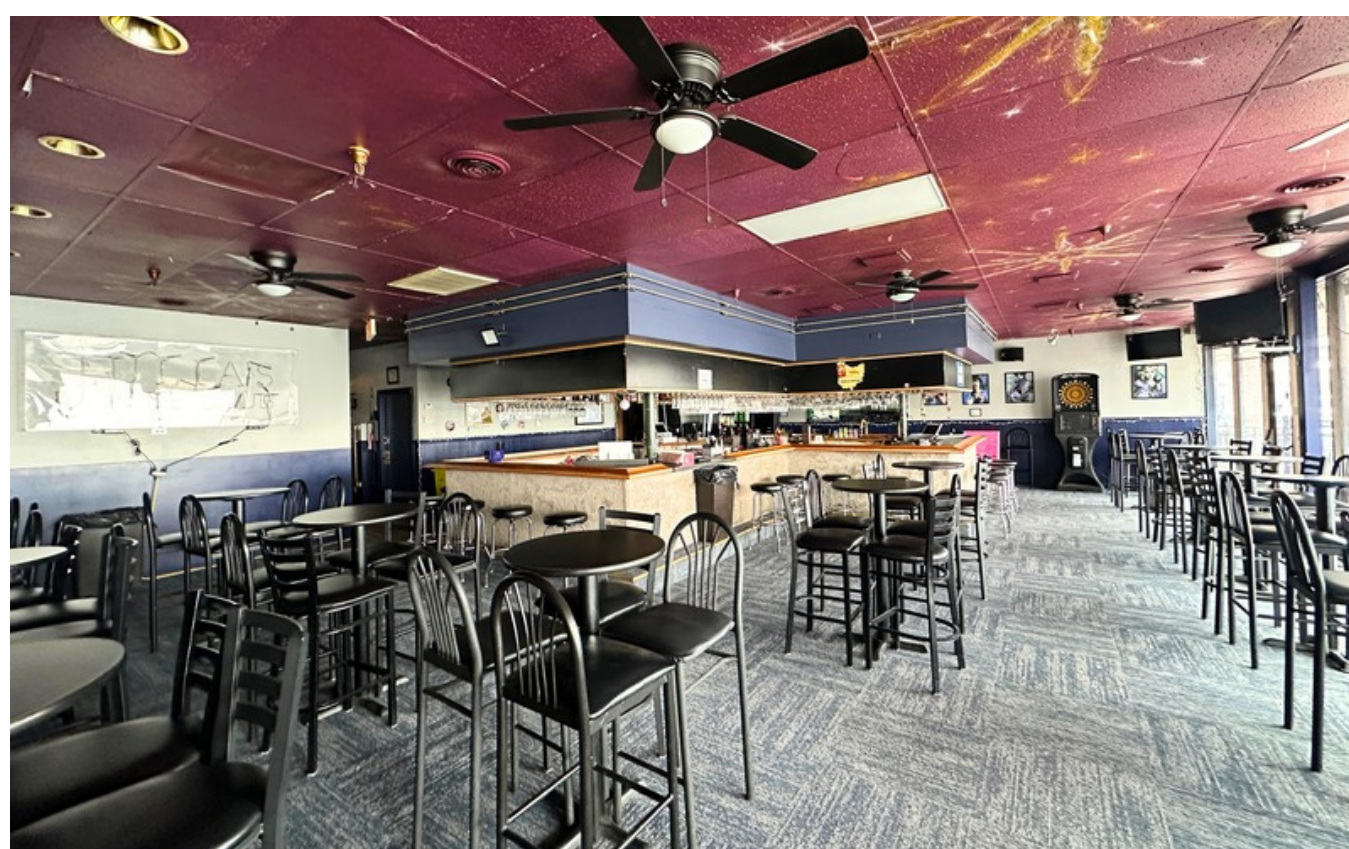
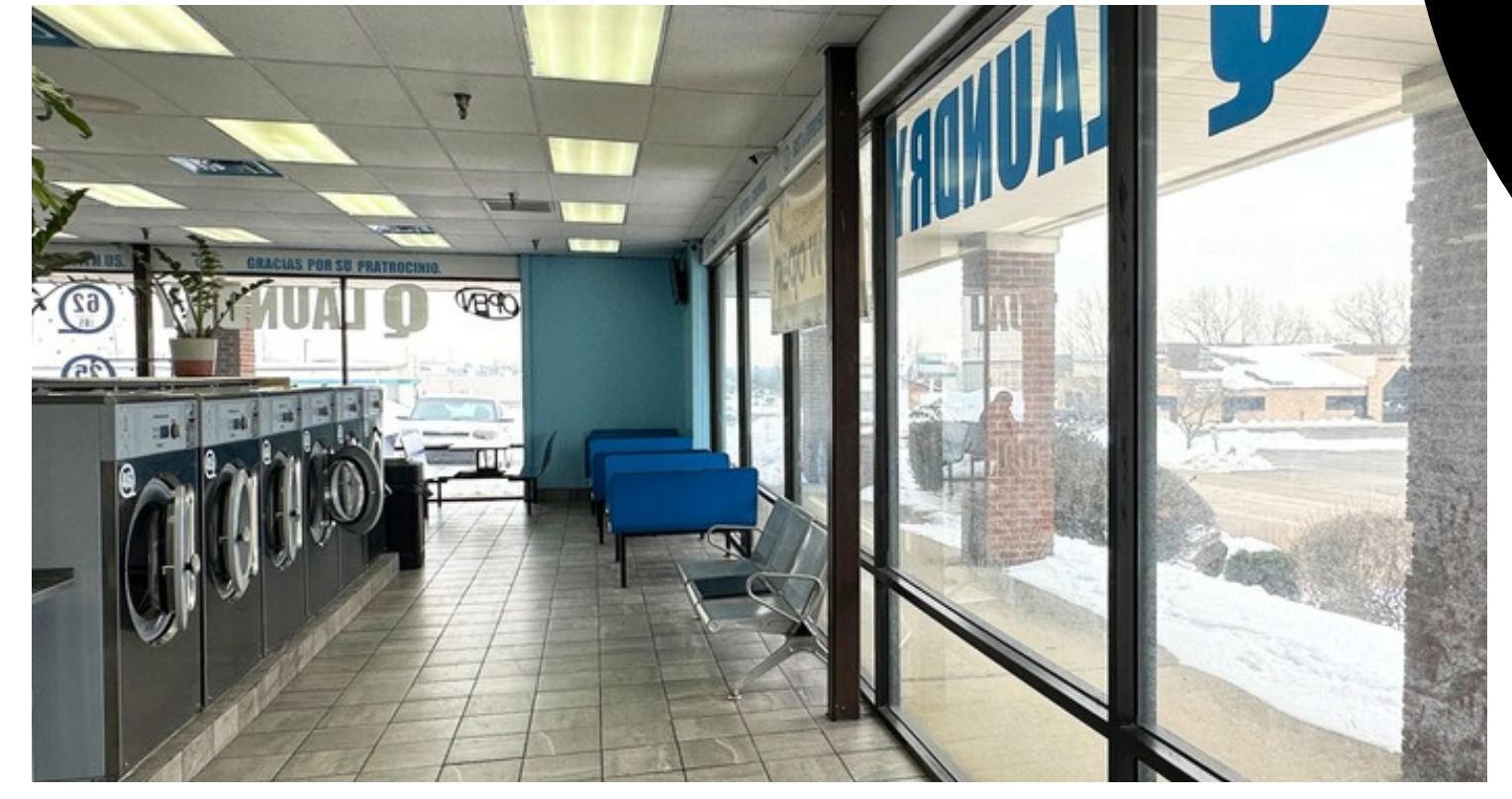
TENANT DETAILS

Kingsridge Center

Address	SF	Tenant	Monthly Rent	Annual Rent	Lease Start	Lease Expiration	Lease Options
8935 Kingsridge Dr.	2,500 SF	Tochen LLC	\$2,296	\$27,552	03/01/2016	02/28/2031	Option for (1) 5-year renewal
8937 Kingsridge Dr.	3,200 SF	Nite Club	\$5,194	\$62,328	09/01/2024	09/31/2029	
8939 Kingsridge Dr.	2,000 SF	Mayasa Hukka Cafe	\$1,500	\$18,000	03/01/2025	02/28/2030	
8941 Kingsridge Dr.	1,950 SF	Rentokil North America	\$2,292	\$27,504	04/01/2025	03/31/2027	
8945 Kingsridge Dr.	3,250 SF	Miami Armory	\$2,255	\$27,060	03/01/2024	02/28/2029	
8947 Kingsridge Dr.	2,850 SF	River of Worship	\$2,250	\$27,000	03/01/2025	02/28/2030	
8947-B Kingsridge Dr.	4,425 SF	Vacant	Currently marketed for \$14/SF/MG - in shell condition.				
Totals	20,175 SF		\$15,787	\$189,444			

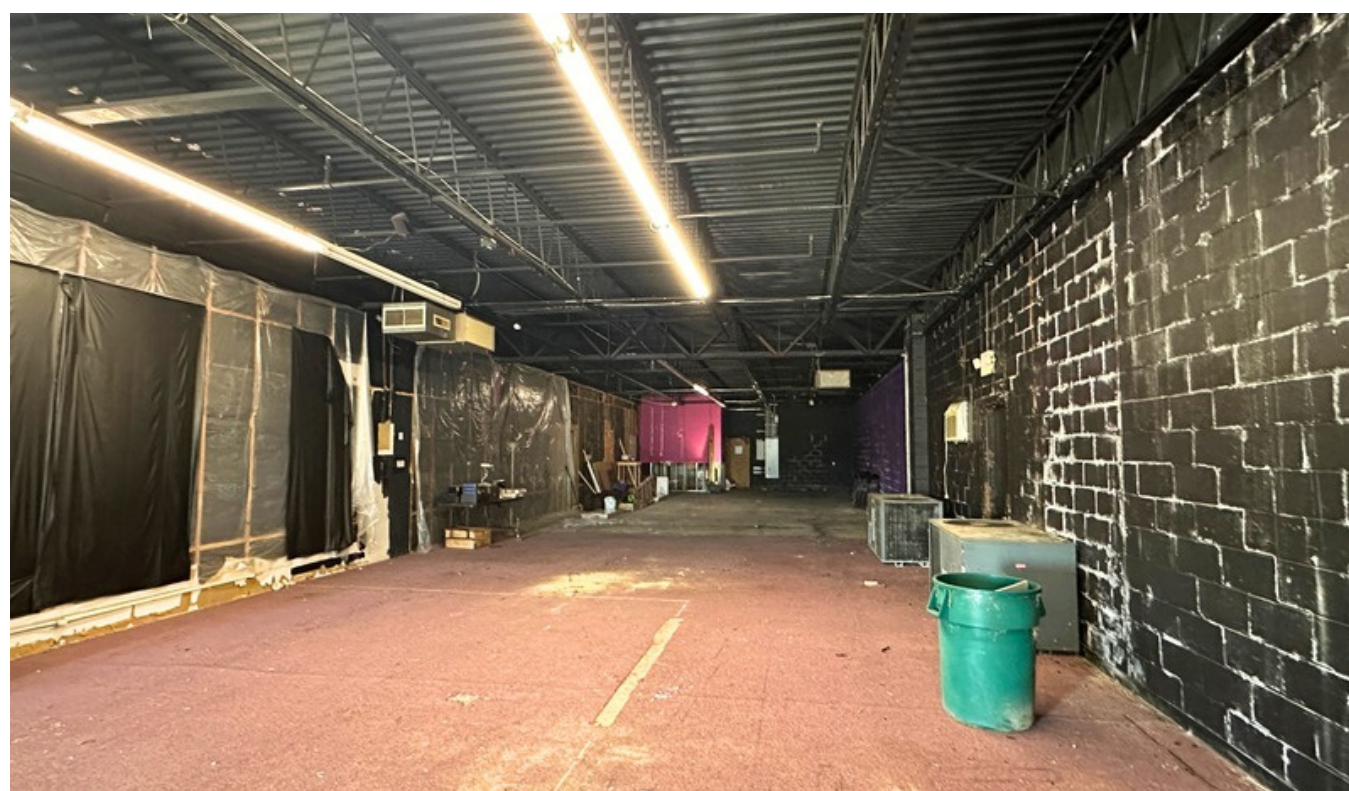
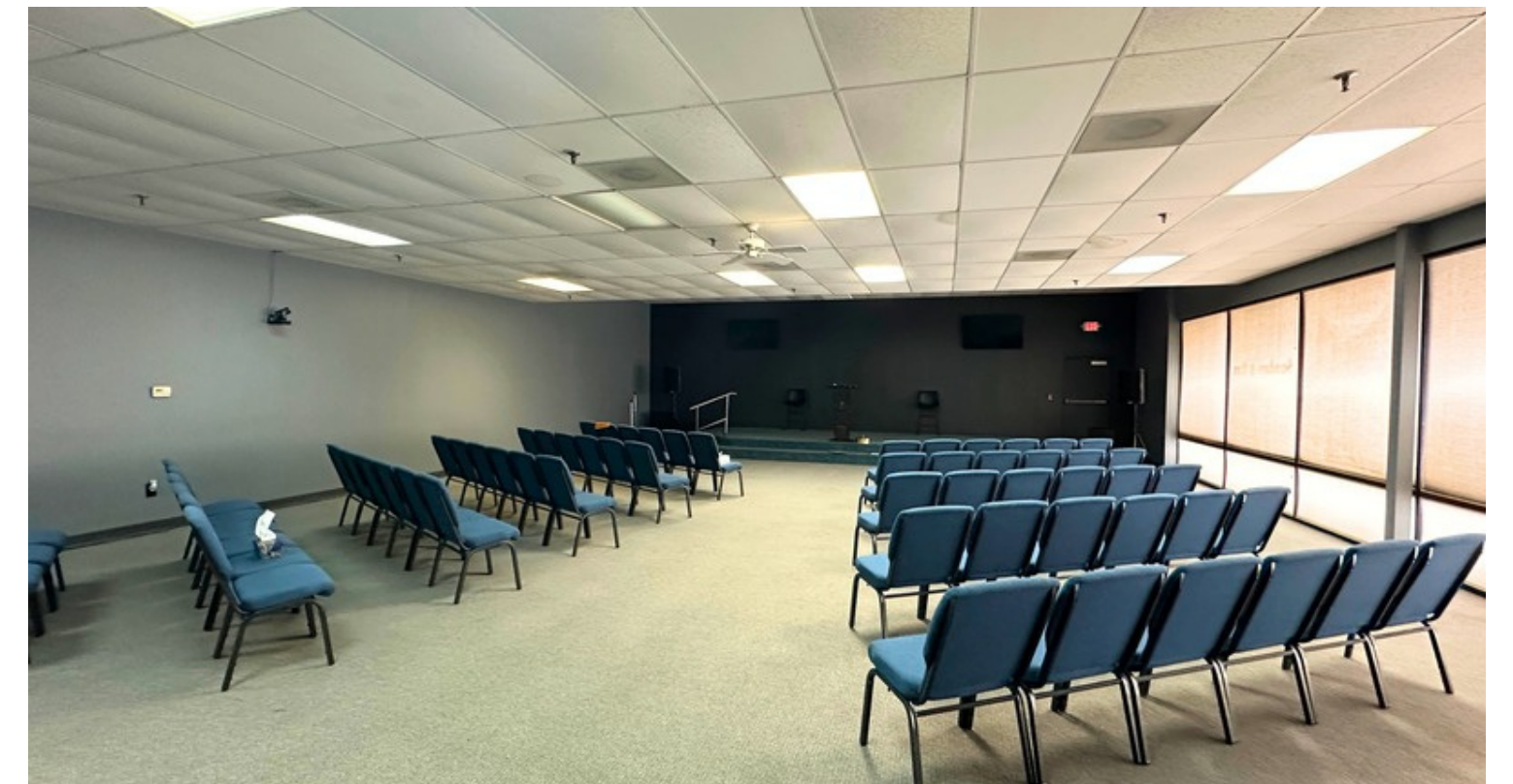
INTERIOR

Kingsridge Center



INTERIOR

Kingsridge Center



SITE PLAN

Kingsridge Center



DEMOGRAPHICS



Population

2024 Population
2029 Projection



2024 Households
2029 Projection



Household Income

2023 Avg Household Income

Housing & Income

2024 Medium Home Value

2-mile	5-mile	10-mile
28,440	139,104	418,195
27,875	138,711	429,907
13,420	59,240	174,310
13,143	58,398	176,341
\$91,392	\$102,687	\$89,577
\$213,945	\$224,254	\$193,057

*Demographics provided by CoStar Group, www.costar.com, 2024 dataset





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