



**Crest**  
Commercial Realty

**Retail / Office**

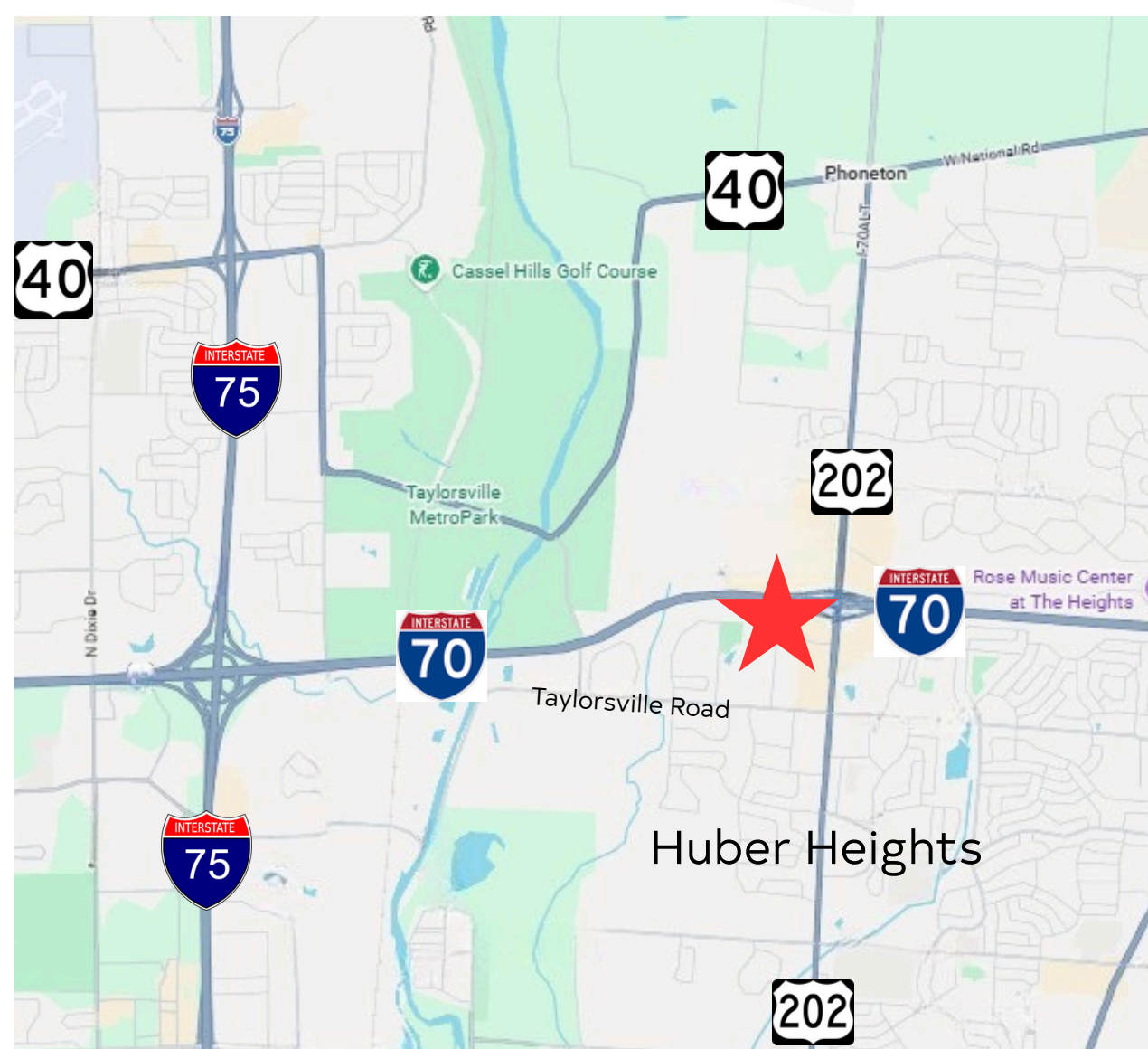
**FOR LEASE**

7762 Waynetowne Blvd., Huber Heights, OH 45424



## Property Highlights

- This free-standing retail building is conveniently located just off Old Troy Pike in Huber Heights.
- The single-story structure boasts excellent visibility, plenty of parking, and easy access.
- Built in 1994, the multi-tenant building spans 6,460 SF on a 1.4-acre lot and features a Super Subbies sub shop.
- The available suite offers 4,352 SF of versatile space, ideal for a dance studio, Pilates, or other activities.
- The bright, expansive rooms provide flexible space with high ceilings and plank flooring.
- Entrance vestibule, spacious lobby and an open reception.
- Negotiable tenant allowance available.
- The location is in close proximity to numerous amenities.
- Access to I-70 is both close and convenient.
- Available January 2027.
- Lease rate is \$15/SF + \$5.50/SF for CAM charges.



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Location & Demographics

|                                                                                                                                | 2 mile    | 5 mile    | 10 mile   |
|--------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
| <div></div> <div>Population</div>             |           |           |           |
| 2025 Population                                                                                                                | 26,172    | 92,857    | 388,410   |
| 2030 Projection                                                                                                                | 24,819    | 88,404    | 411,625   |
| <div></div> <div>2025 Households</div>       | 9,888     | 36,176    | 170,422   |
| 2030 Projection                                                                                                                | 9,819     | 35,950    | 173,212   |
| <div></div> <div>Household Income</div>     |           |           |           |
| 2025 Avg Household Income                                                                                                      | \$94,300  | \$93,719  | \$79,987  |
| <div></div> <div>Housing &amp; Income</div> |           |           |           |
| 2025 Medium Home Value                                                                                                         | \$173,218 | \$197,980 | \$169,107 |

