

Huber Commons

7578 - 7606 Old Troy Pk & Taylorsville Rd
Huber Heights, Ohio 45424

FULLY LEASED

HIGHLIGHTS

- Delivery summer 2023
- Ideally positioned at the intersection of Old Troy Pike and Taylorsville Road within the main retail hub corridor in North Dayton
- Metro Dayton has a population of over 850,000 residents
- Retailers in the area include Lowe's, Kohl's, PetSmart, Marshalls, At Home, Hobby Lobby, Dick's Sporting Goods, Party City, Big Lots, Target, Kroger, Rural King and Big Sandy Superstore
- Restaurants in the area include Chick-fil-A, Raising Cane's, Texas Roadhouse, Chipotle, Burger King, McDonald's, Roosters, Starbucks, Arby's, Panera Bread, Applebee's, Fazoli's and many more

TRAFFIC COUNTS

- 67,970 VPD on I-70
- 25,681 VPD on Old Troy Pike in front of site

DEMOGRAPHICS

2022 Estimates	1 miles	3 miles	5 miles
Population	9,723	49,847	94,980
Households	3,987	19,761	38,670
Average HH Income	\$71,793	\$79,216	\$81,754
Daytime Employees	3,052	15,461	36,381

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PROPOSED TENANT	SPACE	SF	AC
	1	4,085	0.92
DISCOUNT TIRE	2	7,800	1.28
RETAIL W/END CAP DRIVE-THRU	3	11,050	3.97
POPEYES	4	3,200	0.96
DUNKIN' DONUTS	5	2,030	0.88
DEVELOPMENT OPPORTUNITY	6	TBD	1.33
AS ALLOWED UNDER 1179	7	TBD	0.44
MULTI-FAMILY	8	192 UNITS	8.05

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