

# NORTHPARK CENTER

8721 Troy Pike

Huber Heights, OH 45424

2,000 SF - 5,310 SF AVAILABLE  
1.25 AC OUTPARCEL AVAILABLE  
10/31/25

## HIGHLIGHTS

- 5,310 SF available
- 362,514 SF power center anchored by Kohl's, At Home, Marshalls and PetSmart
- Ideally situated at the Troy Pike/SR 202 entrance/exit ramps to I-70
- Strategically positioned at the heart of Huber Heights' regional retail corridor which includes Target, Lowe's, Rave Cinemas, Hobby Lobby, Rural King, Dick's Sporting Goods and more

## TRAFFIC COUNTS

- 34,895 VPD on Troy Pike
- 68,645 VPD on I-70

## DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	6,169	40,511	80,777
Households	2,393	16,382	33,258
Average HH Income	\$101,547	\$99,309	\$102,143
Daytime Employees	2,391	10,826	30,947

CONTACT: 513-784-1106

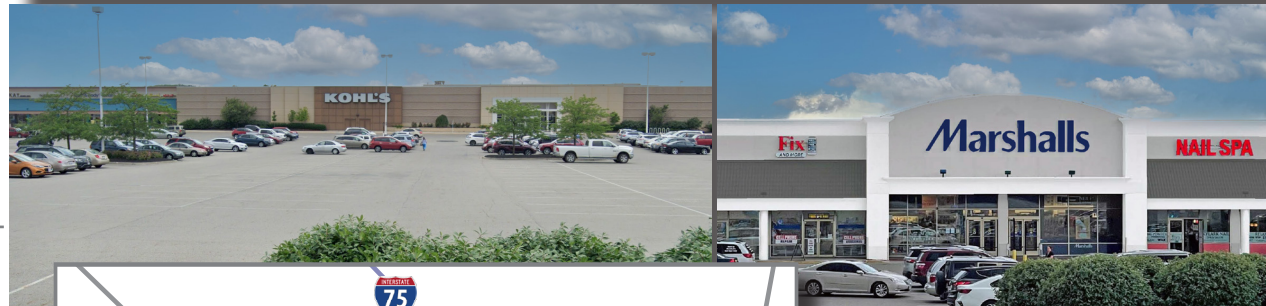
Jason Gibson [jgibson@anchor-associates.com](mailto:jgibson@anchor-associates.com)

Ryan Ertel [rtel@anchor-associates.com](mailto:rtel@anchor-associates.com)

OWNED & OPERATED BY:

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GLOBAL NET LEASE

**Anchor**  
ASSOCIATES



**ANCHOR**  
ASSOCIATES

4901 Hunt Road  
Suite 102  
Blue Ash, OH 45424

513-784-1106

[www.anchor-associates.com](http://www.anchor-associates.com)

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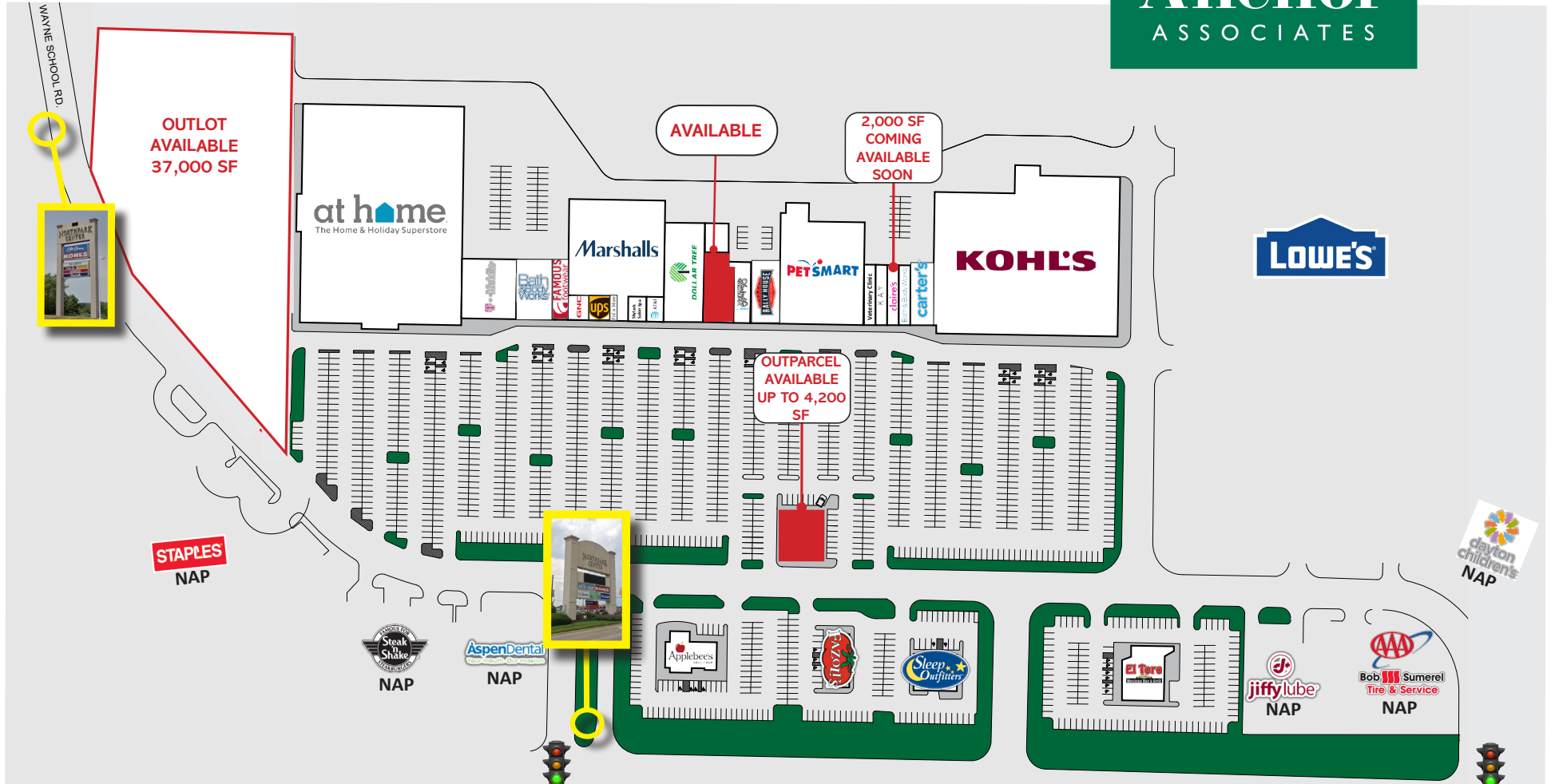
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Tenant	Suite #	SF
AVAILABLE	016	5,310
COMING AVAILABLE SOON	022	2,000
COMING AVAILABLE 10/31/2025	029	5,450
OUTPARCEL AVAILABLE	040	Up to 4,200
OUTLOT AVAILABLE		37,000