

NORTHPARK CENTER

8721 Troy Pike

Huber Heights, OH 45424

5,450 SF FORMER RESTAURANT
ON APPROX. +/- 1.25 AC PAD &
5,310 SF AVAILABLE

HIGHLIGHTS

- Applebee's restaurant coming available 10/31/25
- 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

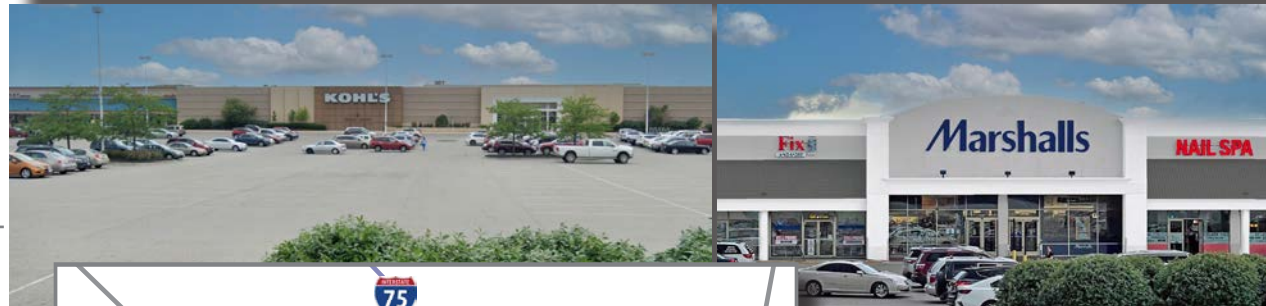
Jason Gibson jgibson@anchor-associates.com

Ryan Ertel rtel@anchor-associates.com

OWNED & OPERATED BY:

GNL
GLOBAL NET LEASE

Anchor
ASSOCIATES



ANCHOR
ASSOCIATES

4901 Hunt Road
Suite 102
Blue Ash, OH 45242

513-784-1106

www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

NORTHPARK CENTER

8721 Troy Pike

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Anchor
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37,000 SF
OUTLOT
AVAILABLE

AVAILABLE

OUTPARCEL
AVAILABLE
UP TO 4,200 SF

COMING
AVAILABLE
10/31/25

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Tenant	Suite #	SF
At Home	001	101,840
T-Mobile	002	3,000
Bath & Body Works	004	6,500
Famous Footwear	006	6,700
GNC	007	1,800
The UPS Store	008	1,600
Fix n More	009	800
Marshalls	010	29,500
Skylark Salon Spa	012	1,200
AT&T	013	1,200
Dollar Tree	015	11,550
AVAILABLE	016	5,310

Tenant	Suite #	SF
Journeys	017	3,080
Rally House	018	5,000
Petsmart	019	24,844
Kay Jewelers	021	1,959
Claire's	022	2,000
Carter's	023	4,000
America's Best	024	4,000
Kohl's	026	80,731
Steak-n-Shake	027	NAP
Aspen Dental	028	NAP
COMING AVAILABLE 10/31/2025	029	5,450

Tenant	Suite #	SF
Fazoli's	031	3,250
Sleep Outfitters	032	4,500
El Toro Mexican Restaurant	034	6,450
Jiffy Lube	035	NAP
OUTPARCEL AVAILABLE	040	Up to 4,200
Lowe's		NAP
Staples		NAP
Dayton Children's Urgent Care		NAP
Bob Sumerel/AAA		NAP
OUTLOT AVAILABLE		37,000

The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.