BEAVERCREEK, OH



SIZE

71,170 square feet

DEMOGRAPHICS

l mile	3 mile	5 mile		
Population 6,642	on 49,267	125,674		
Househo 3,033	olds 20,785	52,453		
Median HH Income (\$) 87,336 72,285 70,549				

MAJOR TENANT(S)

Office Depot Half Price Books Walmart Sam's Club

LEASING CONTACT

Scott Faloni Mobile (410) 693-3248 sfaloni@phillipsedison.com





LOCATION

3310-3320 Pentagon Boulevard | Beavercreek, OH 45431

PROPERTY HIGHLIGHTS

- Community center anchored by a Walmart Supercenter
- Additional national and regional tenants include Half Price Books, McAllister's, Deli Pet Supplies Plus, Office Depot, Aspen Dental, Piada, Original Mattress, Chipotle, Jenny Craig, Five Guys, and Sally Beauty
- Located in Beavercreek, which is 7 miles southeast of Dayton with a population exceeding 51,500 in a three-mile radius with an average household income greater than \$88,800
- The center is located at the high-traffic intersection of North Fairfield Road and New Germany Trebein Road and is adjacent to the Mall at Fairfield Commons, a 1.1 million square foot shopping mall



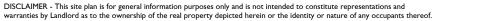
MORE INFO

www.phillipsedison.com

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SPACE	TENANT	SQ. FT.			
SHADI	Burger King				
SHAD2	Sam's Club				
SHAD3	Walmart				
SHAD4	Red Lobster				
I	Office Depot	17,623 SF			
2	Pet Supplies Plus	10,884 SF			
3	McAlister's Deli	5,502 SF			
4	Half Price Books	9,384 SF			
5	Aspen Dental	3,600 SF			
6	Sally Beauty Supply	2,000 SF			
7	Piada Italian Street Food	4,800 SF			
8	The Original Mattress Factory	5,000 SF			
9	Chipotle Mexican Grill	3,400 SF			
10	CAREFIRST Urgent Care	2,195 SF			
11	Five Guys	2,782 SF			
12	Helzberg Jewelers	4,000 SF			
TOTAL	71,170				
SITE LEGEND					
 Available Leased (not occupied) Site Boundary 					







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PENTAGON BOULEVARD (11,146 VPD)

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3310-3320 Pentagon Boulevard | Beavercreek, OH 45431



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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval





Latitude: 39.772549

Longitude: -84.054515

Fairfield Crossing Beavercreek, OH		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Q4 2023 Estimated Population 2028 Projected Population	6,642 6,484	49,267 48,696	125,674 124,281
	2010 Census Population	6,385	49,505	121,902
	2000 Census Population	2,807	44,889	114,661
Population	1990 Census Population	2,143	42,929	112,470
	Historical Annual Growth 1990 to 2000	2.74%	0.45%	0.19%
Pot	Historical Annual Growth 2000 to 2010	8.56%	0.98%	0.61%
	Estimated Annual Growth 2010 to2023	0.29%	-0.04%	0.22%
	Projected Annual Growth 2023 to 2028	-0.48%	-0.23%	-0.22%
	Median Age	33.7	34.4	37.0
	Q4 2023 Estimated Households	3,033	20,785	52,453
	2028 Projected Households	2,956	20,783	51,863
	2010 Census Households	2,848	19,694	49,263
	2000 Census Households	1,168	17,074	45,476
olds	1990 Census Households	835	15,613	42,657
Households	Historical Annual Growth 1990 to 2000	3.41%	0.90%	0.64%
lou	Historical Annual Growth 2000 to 2010	9.32%	1.44%	0.80%
	Estimated Annual Growth 2010 to 2023	0.46%	0.39%	0.46%
	Projected Annual Growth 2023 to 2028	-0.51%	-0.22%	-0.23%
	Population per Household	2.12	2.29	2.36
	White	69.7%	76.6%	78.1%
Population by Race	Black or African American	6.1%	7.0%	7.1%
opulatio by Race	Asian & Pacific Islander	12.8%	5.2%	3.6%
opı by	Other Races	7.0%	6.7%	6.3%
ĕ –	Hispanic Population	4.3%	4.5%	4.8%
		¢106 105	¢02.704	¢01.415
ome	Average Household Income Median Household Income	\$106,125 \$87,336	\$93,784 \$72,285	\$91,415 \$70,549
Incol	Per Capita Income	\$49,717	\$40,173	\$70,549 \$38,453
	Elementary	2.6%	2.1%	2.8%
Ę 🔿	Some High School	2.9%	4.3%	5.5%
atio 25+	High School Graduate	12.2%	20.5%	23.0%
Education (Age 25+)	Some College	17.0%	21.6%	22.4%
A Ed	Associates Degree Only	6.1%	9.5%	10.9%
	Bachelors Degree Only Graduate Degree	31.4% 27.8%	22.0% 20.0%	18.9% 16.4%
SS	Number of Businesses	381	1,258	2,767
Business	Total Number of Employees	5,925	42,767	87,899
Bus	Employees per Business	15.54	34.00	31.77
	Residential Population per Business	17.42	39.17	45.42