



**GREENE CROSSING - BEAVERCREEK, OH**  
4388 - 4490 Indian Ripple Road, Beavercreek, OH 45440

2 Suites Available  
1,900 SF and 2,400 SF for LEASE



**Property Details:**

- Regional shopping center anchored by At Home
- New junior anchors, On Par Entertainment and Jorge Gurgel Martial Arts Center, opened in 2023
- Conveniently located directly off I-675
- Across from "The Greene" lifestyle center, which receives 4.7 million annual visitors

**Surrounding retailers include:**



**Demographics:**

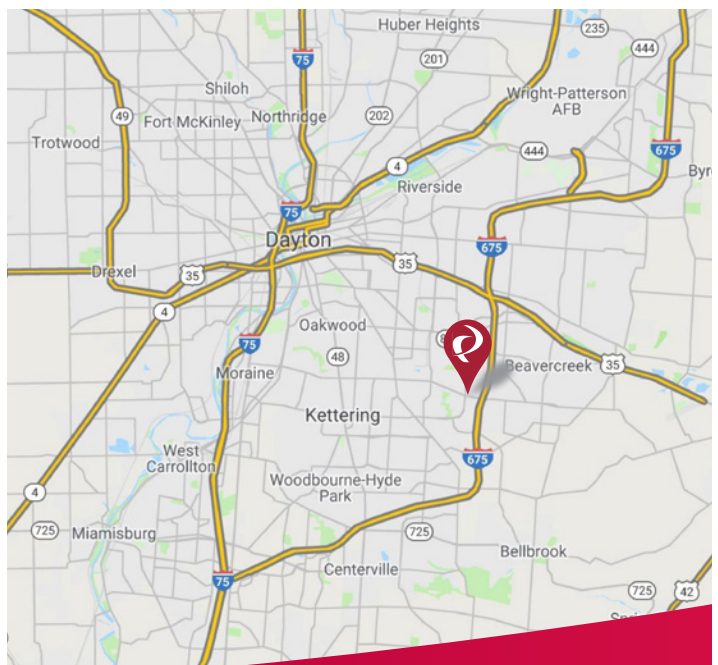
2023 Estimates	1 Mile	3 Mile	5 Mile
Population	8,806	65,547	188,577
Households	4,197	28,895	79,910
Average Household Income	\$82,250	\$102,467	\$114,930
Total Number of Employees	3,668	25,635	56,260

**Traffic Counts:**

	ADT
Indian Ripple Road	42,551 ADT Inrix 2022
I-675 at Indian Ripple Road	74,878 ADT Inrix 2022

**Contact:**  
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128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Suite	Tenant	Area (SF)
4388	Romeo's Pizza	1,584
4392	Sims-Lohman	2,483
4396	Jimmy John's	1,350
4400	Drayer Physical Therapy	2,200
4404	VIP Wireless	1,800
4408	AVAILABLE	1,900
4412	Good Feet	1,805
4416	SportClips	2,000
4428	Sola Salon Studios	6,875
4436	AVAILABLE	2,400
4448	Vallarta Mexican Seafood	4,800
4464	On Par Entertainment	33,000
4468	Jorge Gurgel Martial Arts	8,300
4470	Sake Japanese Steak House	4,802
4472-74	Classy Nails	10,464



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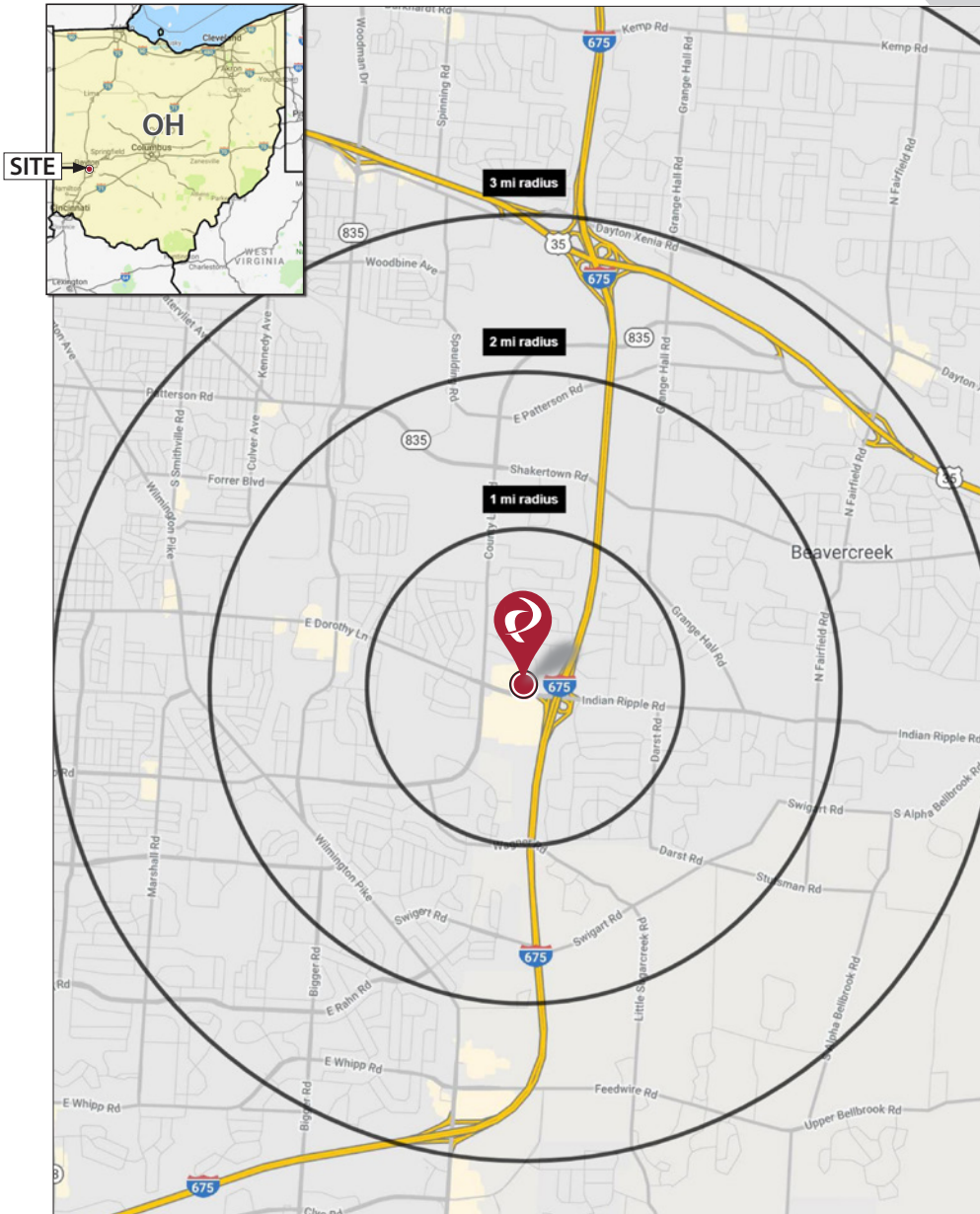
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Market Map and Demographics



### Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.6972/-84.1022

Greene Crossing Beaver Creek, OH	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2023 Estimated Population	8,806	65,547	188,577
2028 Projected Population	9,078	66,637	190,454
2020 Census Population	9,056	65,455	189,217
2010 Census Population	8,925	62,982	182,842
Projected Annual Growth 2023 to 2028	0.6%	0.3%	0.2%
Historical Annual Growth 2010 to 2023	-0.1%	0.3%	0.2%
2023 Median Age	40.0	41.3	40.5
<b>Households</b>			
2023 Estimated Households	4,197	28,895	79,910
2028 Projected Households	4,312	28,865	79,278
2020 Census Households	4,097	28,679	79,976
2010 Census Households	4,070	27,587	76,950
Projected Annual Growth 2023 to 2028	0.5%	-	-0.2%
Historical Annual Growth 2010 to 2023	0.2%	0.4%	0.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	86.7%	86.3%	82.6%
2023 Estimated Black or African American	4.7%	5.9%	6.6%
2023 Estimated Asian or Pacific Islander	3.2%	2.8%	5.2%
2023 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%
2023 Estimated Other Races	5.3%	4.9%	5.5%
2023 Estimated Hispanic	4.0%	3.4%	4.1%
<b>Income</b>			
2023 Estimated Average Household Income	\$82,250	\$102,467	\$114,930
2023 Estimated Median Household Income	\$74,850	\$80,653	\$87,016
2023 Estimated Per Capita Income	\$39,299	\$45,236	\$48,897
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.4%	1.7%
2023 Estimated Some High School (Grade Level 9 to 11)	5.0%	3.3%	3.6%
2023 Estimated High School Graduate	22.3%	22.4%	20.5%
2023 Estimated Some College	22.8%	23.2%	22.1%
2023 Estimated Associates Degree Only	11.4%	10.8%	9.8%
2023 Estimated Bachelors Degree Only	22.5%	22.2%	22.8%
2023 Estimated Graduate Degree	14.8%	16.7%	19.5%
<b>Business</b>			
2023 Estimated Total Businesses	338	2,009	5,607
2023 Estimated Total Employees	3,668	25,635	56,260
2023 Estimated Employee Population per Business	10.9	12.8	10.0
2023 Estimated Residential Population per Business	26.1	32.6	33.6

©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1

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