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# FREESTANDING RESTAURANT



1,680 SQ FT ON .25 ACRES FOR SALE \$155,000

## FEATURES

- This restaurant is turnkey and includes all FF&E
- Located 1 mile East of the Town and Country Mall in the heart of Kettering, OH at the intersection of Marshall Road and Stroop Road
- Property is centrally located between the major shopping centers of Kettering and Beavercreek
- A high density of residents waiting for your concept; ideally suited for retail, restaurant, or office use

## TRAFFIC COUNTS

VPD	Street/Intersection
23,094	Stroop Road
11,501	Marshall Road

## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	11,016	86,105	200,310
Avg HH Income	\$70,003	\$84,097	\$83,807
Households	5,135	40,054	86,222
Daytime Population	12,887	93,702	217,306

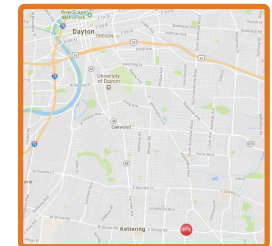
Todd Vollmer



[Call Todd](#)  
(513) 505-1902

[Email Todd](mailto:TVollmer@MidlandRetail.com)  
TVollmer@MidlandRetail.com

[Download Todd's Contact Card](#)



3936 Marshall Road  
Dayton, OH 45429

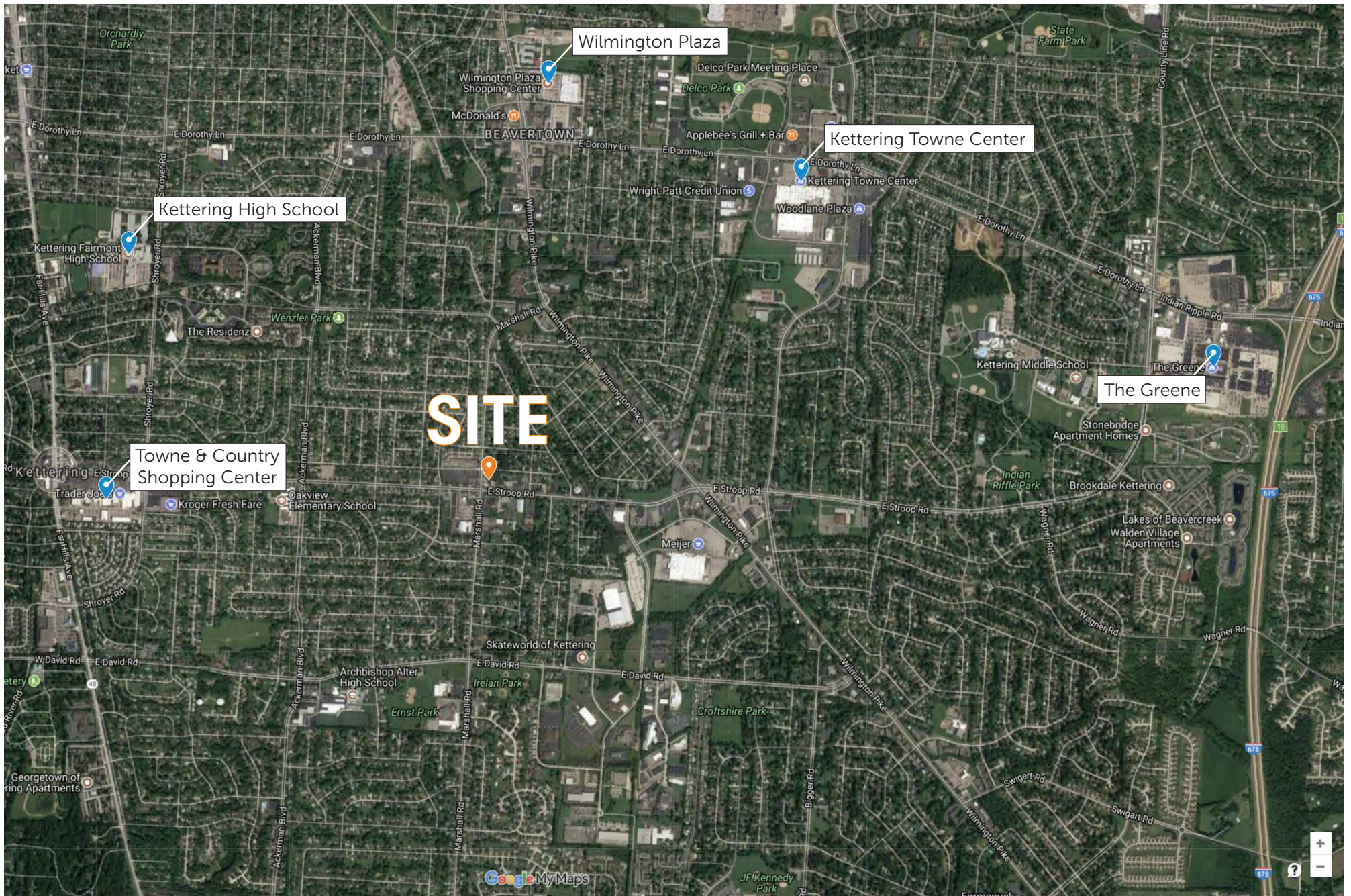
**MIDLAND  
RETAIL**

[MidlandRetail.com](http://MidlandRetail.com)

(513) 891-2526

697 Wilmer Ave Suite C  
Cincinnati, OH 45226





# AERIAL

FREESTANDING RESTAURANT  
1,680 SQ FT FOR SALE



(513) 891-2526  
[www.midlandretail.com](http://www.midlandretail.com)

TODD VOLLMER

(513) 505-1902  
[tvollmer@midlandretail.com](mailto:tvollmer@midlandretail.com)





## 2021 Demographics

3936 Marshall Rd, Dayton, Ohio, 45429

Rings: 1, 3, 5 mile radii

Latitude: 39.68919

Longitude: -84.14393

Population	1 mile	3 miles	5 miles
2021 Total Population	11,016	86,105	200,310
2026 Total Population	10,882	86,213	201,257
2021-2026 Population: Annual Growth Rate	-0.24%	0.03%	0.09%
2021 Total Daytime Population	12,887	93,702	217,306
2021 Female Population	5,775	44,712	103,194
2021 Male Population	5,241	41,393	97,116
2021 Median Age	43.4	43.3	41.5
Households	1 mile	3 miles	5 miles
2021 Total Households	5,135	40,054	86,222
2026 Total Households	5,094	40,237	86,872
2021-2026 Households: Annual Growth Rate	-0.16%	0.09%	0.15%
2021 Average Household Size	2.12	2.13	2.22
2021 Dominant Tapestry Segment Name	Old and Newcomers	Rustbelt Traditions	Traditional Living
Income	1 mile	3 miles	5 miles
2021 Average Household Income	\$70,003	\$84,097	\$83,807
2026 Average Household Income	\$77,354	\$92,981	\$92,912
2021 Median Household Income	\$58,369	\$63,921	\$61,482
2026 Median Household Income	\$62,690	\$69,916	\$67,379
2021-2026 Median Household Income: Annual Growth Rate	1.44%	1.81%	1.85%
2021 Per Capita Income	\$32,885	\$38,996	\$36,279
2026 Per Capita Income	\$36,498	\$43,280	\$40,316
2021-2026 Per Capita Income: Annual Growth Rate	2.11%	2.11%	2.13%
Home Value	1 mile	3 miles	5 miles
2021 Average Home Value	\$130,435	\$168,075	\$168,852
2026 Average Home Value	\$199,522	\$234,069	\$234,549
2021 Median Home Value	\$130,435	\$168,075	\$168,852
2026 Median Home Value	\$164,252	\$200,781	\$207,676
Race	1 mile	3 miles	5 miles
Diversity Index	22.3	23.9	29.4
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	144	917	2,913
9-12th Grade/No Diploma	261	1,884	6,359
High School Diploma	1,599	11,031	25,997
GED/Alternative Credential	240	1,628	4,203
Some College/No Degree	2,210	14,629	32,539
Associate's Degree	1,015	6,456	13,723
Bachelor's Degree	1,605	15,142	31,284
Graduate/Professional Degree	1,189	11,590	23,796
Educational Attainment Base	8,263	63,277	140,814
Business Summary	1 mile	3 miles	5 miles
Total Businesses	427	2,635	6,885
Total Employees	7,393	50,141	123,822
Total (SIC01-99) Sales (\$000)	\$1,153,517	\$7,624,773	\$17,930,087
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2021 Annual Budget Expenditures	\$309,748,036	\$2,885,727,167	\$6,203,087,881
2026 Annual Budget Expenditures	\$339,615,406	\$3,205,332,154	\$6,928,801,574
2021 Retail Goods	\$14,783,217	\$137,951,327	\$295,858,470
2026 Retail Goods	\$102,824,596	\$964,620,200	\$2,092,022,793