



SIZE

366,416 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,071	48,826	113,935
Households	2,772	20,741	47,468
Median HH Income (\$)	86,114	72,960	73,259

MAJOR TENANT(S)

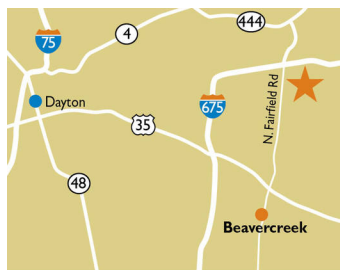
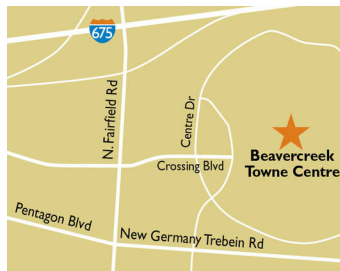
Lowe's
Kohl's
Fresh Thyme
T.J.Maxx

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

2850 Centre Drive | Beaver Creek, OH 45324

PROPERTY HIGHLIGHTS

- Anchored by Fresh Thyme Farmers Market
- Additional tenants include Lowe's, Kohl's, Ashley Furniture, Olive Garden, AT&T, Shoe Carnival, and TJ Maxx
- Located seven miles southeast of Dayton with a population exceeding 48,800 in a three-mile radius with an average household income greater than \$95,100
- 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
- 3.9 million visits to the center in the last 12 months according to Placer.ai data



BEAVERCREEK TOWNE CENTER

2850 Centre Drive | Beavercreek, OH 45324

SPACE	TENANT	SQ. FT.		
ATM	PNC Bank		7	Shoe Carnival and Shoe Station 10,000 SF
Shad1	Best Buy		8	Kohl's 91,241 SF
Shad2	Olive Garden		9A	uBreakiFix 1,200 SF
Shad3	McDonald's		9B	Daruma Hibachi Express 1,600 SF
Shad4	Skyline Chili		10	Beavercreek Tobacco & Vape 1,200 SF
Shad5	TGI Fridays		11	AT&T 2,000 SF
Shad6	Buffalo Wild Wings		12A AVAILABLE	2,466 SF
Shad7	Steak 'n Shake		12B	The Silly Goose Creative Play Cafe 1,525 SF
1	Lowe's	125,357 SF	12C	Clean Eatz 2,273 SF
2	Ashley Furniture HomeStore	33,545 SF	12D	Restore Hyper Wellness + Cryotherapy 2,293 SF
3	COMING AVAILABLE	19,800 SF	15	Which Wich 1,404 SF
4	T.J.Maxx	30,000 SF	19	La Perla Nails & Spa 3,512 SF
5	Fresh Thyme	30,000 SF		TOTAL SQ. FT. 366,416
6	School of Rock	4,850 SF		
6A	Pearle Vision	2,150 SF		

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

BEAVERCREEK TOWNE CENTER

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 39.772367

Longitude: -84.046628

Beavercreek Towne Center Beavercreek, OH		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,071	48,826	113,935
	2028 Projected Population	5,959	48,385	112,746
	2010 Census Population	5,905	48,338	110,462
	2000 Census Population	2,896	43,266	103,648
	1990 Census Population	2,305	39,180	101,303
	Historical Annual Growth 1990 to 2000	2.31%	1.00%	0.23%
	Historical Annual Growth 2000 to 2010	7.38%	1.11%	0.64%
	Estimated Annual Growth 2010 to 2023	0.20%	0.07%	0.23%
	Projected Annual Growth 2023 to 2028	-0.37%	-0.18%	-0.21%
	Median Age	34.9	34.6	36.9
Households	Q4 2023 Estimated Households	2,772	20,741	47,468
	2028 Projected Households	2,718	20,559	46,964
	2010 Census Households	2,640	19,346	44,431
	2000 Census Households	1,212	16,622	40,817
	1990 Census Households	868	14,580	38,039
	Historical Annual Growth 1990 to 2000	3.40%	1.32%	0.71%
	Historical Annual Growth 2000 to 2010	8.09%	1.53%	0.85%
	Estimated Annual Growth 2010 to 2023	0.36%	0.51%	0.48%
	Projected Annual Growth 2023 to 2028	-0.39%	-0.18%	-0.21%
	Population per Household	2.16	2.27	2.36
Population by Race	White	71.4%	76.8%	78.7%
	Black or African American	6.0%	7.1%	6.8%
	Asian & Pacific Islander	11.0%	5.1%	3.8%
	Other Races	7.2%	6.7%	6.2%
	Hispanic Population	4.4%	4.3%	4.6%
Income	Average Household Income	\$105,714	\$95,109	\$94,200
	Median Household Income	\$86,114	\$72,960	\$73,259
	Per Capita Income	\$48,795	\$41,027	\$39,577
Education (Age 25+)	Elementary	2.9%	2.3%	2.8%
	Some High School	2.8%	4.4%	5.0%
	High School Graduate	13.7%	19.8%	21.9%
	Some College	16.9%	21.3%	22.4%
	Associates Degree Only	6.8%	9.4%	10.9%
	Bachelors Degree Only	29.9%	22.0%	19.5%
	Graduate Degree	27.0%	20.8%	17.5%
Business	Number of Businesses	225	1,249	2,636
	Total Number of Employees	3,463	46,573	85,668
	Employees per Business	15.41	37.28	32.50
	Residential Population per Business	27.02	39.09	43.22

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.