SULPHUR GROVE

HUBER HEIGHTS, OH

SIZE

19,570 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	4,626	46,787	78,177
Households	1,846	18,112	31,104
Median HH Income ($)	78,572	79,421	74,304

MAJOR TENANT(S)

Rent-A-Center
GameStop
Walmart
Bob Evans

LEASING CONTACT

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

MORE INFO

www.phillipsedison.com

LOCATION

7740-7760 Brandt Pike | Huber Heights, OH 45424

PROPERTY HIGHLIGHTS

- Anchored by Walmart Supercenter
- National and regional tenants include GameStop, Great Clips, Rent a Center, Tiny Nails, and Liberty Tax, and outparcels include Bob Evans
- Located in the third largest suburb in the Dayton metropolitan area
- Population within a three-mile radius exceeds 46,700 people

PHILLIPS EDISON & COMPANY®

SULPHUR GROVE

7740-7760 Brandt Pike | Huber Heights, OH 45424

SPACE	TENANT	SQ. FT.
Shad1	Bob Evans	
Shad2	Fifth Third Bank	
Shad3	Walmart	
7740	Great Clips	1,200 SF
7742	Happy Wok	1,600 SF
7746	GameStop	2,400 SF
7748	70 East Tobacco	2,000 SF
7750	AJ Slaven Fishing	2,500 SF
7754	Rent-A-Center	4,700 SF
7756	Tiny's Nails & Spa	3,250 SF
7760	Liberty Tax	960 SF
7762	First Diversity Staffing	960 SF
TOTAL SQ. FT.		19,570

SITE LEGEND

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

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.

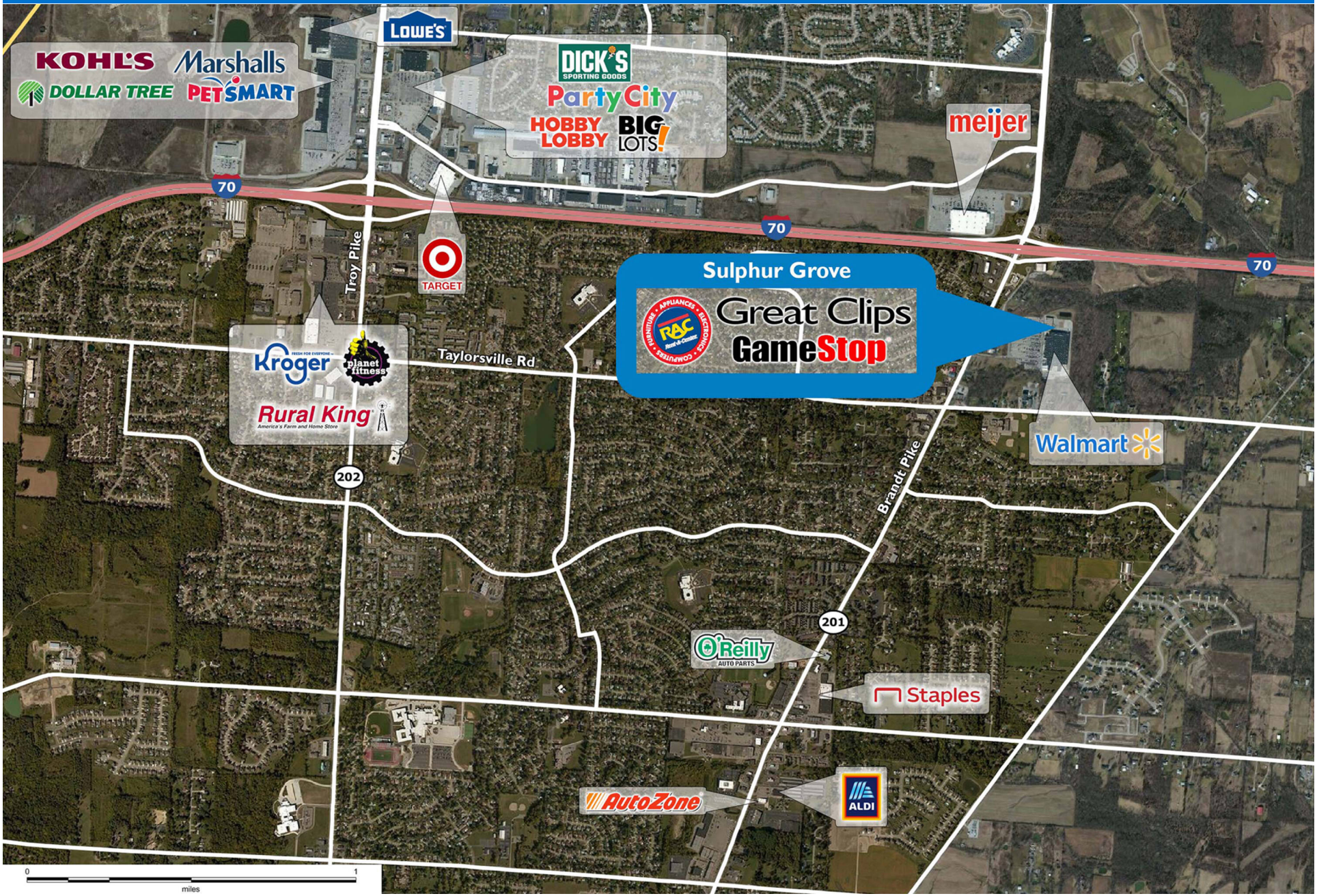
SULPHUR GROVE

7740-7760 Brandt Pike | Huber Heights, OH 45424

PHILLIPS EDISON & COMPANY®

SULPHUR GROVE

7740-7760 Brandt Pike | Huber Heights, OH 45424



PHILLIPS EDISON & COMPANY®

Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval Retrieval
Apr 17, 2024

PHILLIPS EDISON & COMPANY

Latitude: 39.863361 Longitude: -84.098287

Sulphur Grove Huber Heights, OH		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	4,626	46,787	78,177
	2028 Projected Population	4,630	47,323	78,483
	2010 Census Population	4,506	40,754	71,664
	2000 Census Population	4,422	39,960	70,872
	1990 Census Population	4,741	39,911	71,735
	Historical Annual Growth 1990 to 2000	-0.69%	0.01%	-0.12%
	Historical Annual Growth 2000 to 2010	0.19%	0.20%	0.11%
	Estimated Annual Growth 2010 to2023	0.19%	1.01%	0.63%
	Projected Annual Growth 2023 to 2028	0.01%	0.23%	0.08%
	Median Age	40.8	39.3	39.8
Households	Q4 2023 Estimated Households	1,846	18,112	31,104
	2028 Projected Households	1,847	18,302	31,189
	2010 Census Households	1,717	15,545	27,821
	2000 Census Households	1,670	14,947	27,031
	1990 Census Households	1,623	13,892	25,477
	Historical Annual Growth 1990 to 2000	0.29%	0.73%	0.59%
	Historical Annual Growth 2000 to 2010	0.28%	0.39%	0.29%
	Estimated Annual Growth 2010 to 2023	0.53%	1.12%	0.81%
	Projected Annual Growth 2023 to 2028	0.02%	0.21%	0.05%
	Population per Household	2.50	2.57	2.49
Population by Race	White	75.1%	73.6%	75.6%
	Black or African American	12.6%	14.0%	11.8%
	Asian & Pacific Islander	3.0%	3.0%	2.7%
	Other Races	5.9%	5.9%	6.0%
	Hispanic Population	3.4%	3.5%	3.8%
Income	Average Household Income	$109,471	$92,589	$89,958
	Median Household Income	$78,572	$79,421	$74,304
	Per Capita Income	$43,811	$35,999	$36,026
Education (Age 25+)	Elementary	1.3%	1.5%	2.4%
	Some High School	6.2%	4.9%	5.4%
	High School Graduate	28.8%	28.4%	30.4%
	Some College	30.2%	26.0%	24.7%
	Associates Degree Only	11.3%	12.4%	11.4%
	Bachelors Degree Only	14.7%	17.7%	16.5%
	Graduate Degree	7.5%	9.1%	9.1%
Business	Number of Businesses	104	640	1,508
	Total Number of Employees	1,631	10,809	52,450
	Employees per Business	15.64	16.90	34.78
	Residential Population per Business	44.36	73.13	51.84

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

©2023, Trade Area Systems

Data Source: Synergos Technologies Inc Austin, TX