

Sugarcreek Plaza

6140-6148 Wilmington Pike, Dayton, OH 45459 | 69,858 GLA
Directly across from Miami Valley Hospital South



DEMOGRAPHICS

Radius	3-Mile	5-Mile	10-Mile
Population	51,613	127,898	442,031
Household	11,472	28,016	82,618
Avg. Income	\$100,591	\$101,276	\$88,517

LEASING CONTACT

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- The property has multiple points of ingress/egress off Wilmington Pike and Clio Road, with a signalized entrance and direct access to I-675
- Anchored by highly recognizable tenants: Michael's, Planet Fitness and Affordable Uniforms
- Property is across the street from Miami Valley Hospital South (60 beds, 200+ employees), and surrounded by shopping centers and restaurants including: Target, The Home Depot, Cabela's, Kohl's, Lowe's, Walmart Supercenter, Kroger, Costco, Chick-fil-A, Cheddar's, Cracker Barrel, Burger King, Buffalo Wild Wings, PNC, Holiday Inn Express, McDonald's, and more
- Highly visible pylon and monument signage
- Densely populated trade area with 127k+ people and an average household income of \$100k+ within a 5-mile radius





LEASING INFORMATION

Building/GLA	69,858 SF
Intersection	Wilmington Pike and Clyo Road, just off of I-675
Traffic Count	33,750 VPD

