

BEAVERCREEK TOWNE CENTER

BEAVERCREEK, OHIO



SIZE

355,881 square feet



LOCATION

2850 Centre Drive | BeaverCreek, Ohio 45324

PROPERTY HIGHLIGHTS

- Anchored by a brand new Fresh Thyme Farmers Market; Fresh Thyme is a new specialty grocer in the fresh market format
- Additional tenants include Lowe's, Kohl's, Ashley Furniture, Pier 1 Imports, Great Clips, Qdoba, Shoe Carnival, Avenue, TJ Maxx and JoAnn Fabrics
- Located seven miles southeast of Dayton with a population exceeding 49,951 in a three-mile radius with an average household income greater than \$73,650
- 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

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY

BEAVERCREEK TOWNE CENTER

2850 CENTRE DR. | BEAVERCREEK, OH 45324

SPACE	TENANT	SQ. FT.
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1	Lowe's	125,357
2	Ashley Furniture Home Store	27,485
3	Joann Fabrics	19,800
4	T.J. Maxx	30,000
5	Fresh Thyme Farmers Markets	30,000
6	Avenue	7,000
7	Shoe Carnival	10,000
8	Kohl's	91,241
9	Qdoba Mexican Grill	2,800
10	Great Clips	1,200
11	Prime Mobile	2,000
12	Pier 1 Imports	8,998

TOTAL SQ. FT.	355,881
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SITE LEGEND

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



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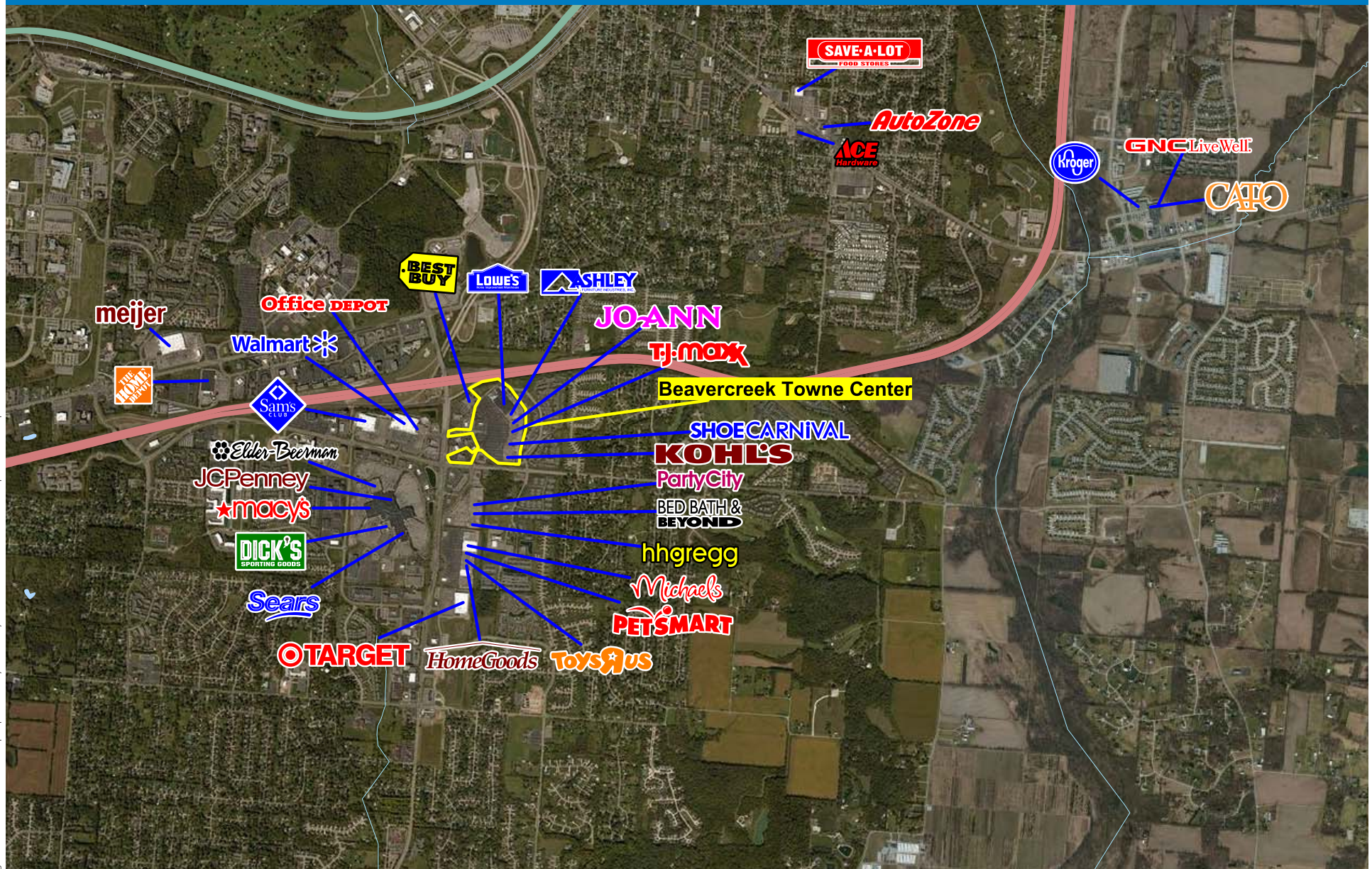
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Demographic Summary Report

1990 - 2000 Census, 2013 Estimates & 2018 Projections
Calculated using TAS Retrieval Retrieval



Oct 27, 2014

Latitude: 39.772367 Longitude: -84.046628

Beavercreek Town Center Beavercreek , OH		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2013 Estimated Population	6,248	49,316	111,238	422,142
	2018 Projected Population	6,529	50,699	112,114	420,293
	2010 Census Population	5,936	48,006	110,092	425,365
	2000 Census Population	3,271	42,937	103,528	435,335
	1990 Census Population	2,606	39,220	100,935	443,719
	Historical Annual Growth 1990 to 2000	2.30%	0.91%	0.25%	-0.19%
	Historical Annual Growth 2000 to 2010	6.14%	1.12%	0.62%	-0.23%
	Estimated Annual Growth 2010 to 2013	1.38%	0.72%	0.28%	-0.20%
	Projected Annual Growth 2013 to 2018	0.88%	0.56%	0.16%	-0.09%
	Median Age	32.3	31.3	34.8	37.6
Households	Q4 2013 Estimated Households	2,657	19,779	44,650	173,099
	2018 Projected Households	2,775	20,380	45,005	172,343
	2010 Census Households	2,526	19,259	44,296	174,628
	2000 Census Households	1,301	16,393	40,728	175,449
	1990 Census Households	973	14,542	38,130	173,518
	Historical Annual Growth 1990 to 2000	2.95%	1.20%	0.66%	0.11%
	Historical Annual Growth 2000 to 2013	6.86%	1.62%	0.84%	-0.05%
	Estimated Annual Growth 2000 to 2013	1.36%	0.71%	0.21%	-0.23%
	Projected Annual Growth 2013 to 2018	0.87%	0.60%	0.16%	-0.09%
	Population per Household	2.26	2.34	2.41	2.35
Population by Race	White	75.6%	80.2%	83.5%	79.0%
	Black or African American	7.5%	8.1%	6.7%	13.4%
	Asian & Pacific Islander	9.9%	5.4%	3.8%	2.1%
	Other Races	3.4%	3.2%	3.0%	2.9%
	Hispanic Population	3.7%	3.1%	3.0%	2.7%
Income	Average Household Income	\$84,573	\$73,109	\$69,105	\$62,409
	Median Household Income	\$67,282	\$55,130	\$53,580	\$46,744
	Per Capita Income	\$36,397	\$30,136	\$28,196	\$26,138
Education (Age 25+)	Elementary	1.3%	2.6%	2.9%	3.3%
	Some High School	2.3%	5.2%	6.7%	8.0%
	High School Graduate	16.5%	23.9%	26.8%	28.1%
	Some College	15.7%	20.2%	22.7%	24.1%
	Associates Degree Only	7.2%	8.1%	8.9%	8.7%
	Bachelors Degree Only	25.4%	19.9%	16.7%	15.7%
	Graduate Degree	31.5%	20.1%	15.4%	12.0%
Business	Number of Businesses	133	936	2,195	9,789
	Total Number of Employees	2,723	30,112	63,062	235,040
	Employees per Business	20.50	32.19	28.73	24.01
	Residential Population per Business	47.03	52.71	50.69	43.13

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