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 -Existing Business still in Operation



f t in
 513.489.3343
 edgegp.com

TROTWOOD - FORMER GFS

5380 Salem Bend Drive, Trotwood, OH 45426

15,505 SF on 1.49 Acres
 Available For Sale



Property Details:

- GFS relocating within the trade area to accommodate larger store format

Retail in the Salem Avenue corridor:



Demographics:

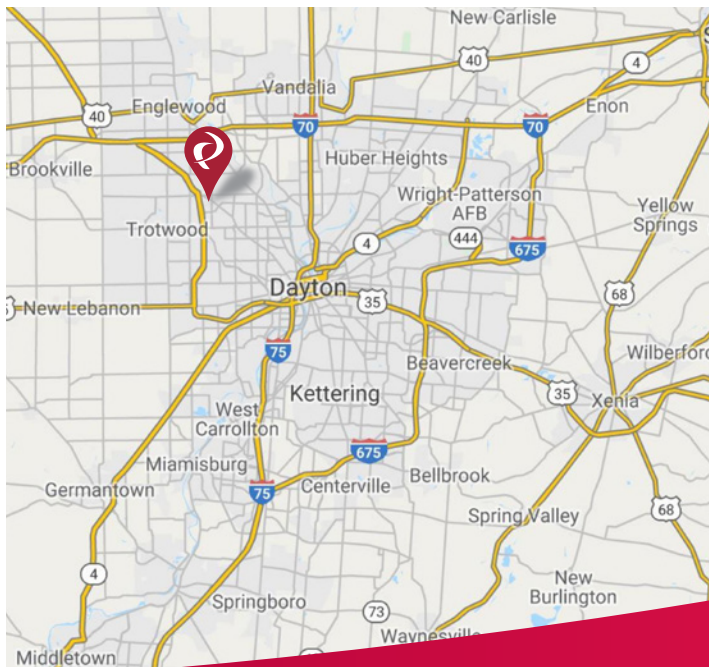
2022 Estimates	1 Mile	3 Mile	5 Mile
Population	4,992	44,610	101,261
Households	2,289	19,315	43,479
Average Household Income	\$60,918	\$75,618	\$69,702
Total Number of Employees	1,863	13,454	31,333

Traffic Counts:

Salem Avenue	18,417 ADT (Inrix 2021)
Salem Avenue	17,756 ADT (Inrix 2021)

**Contact:
 Dan Paxton**

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128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Market Aerial - View East



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Market Aerial - View Southwest



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Market Aerial





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Detail Aerial

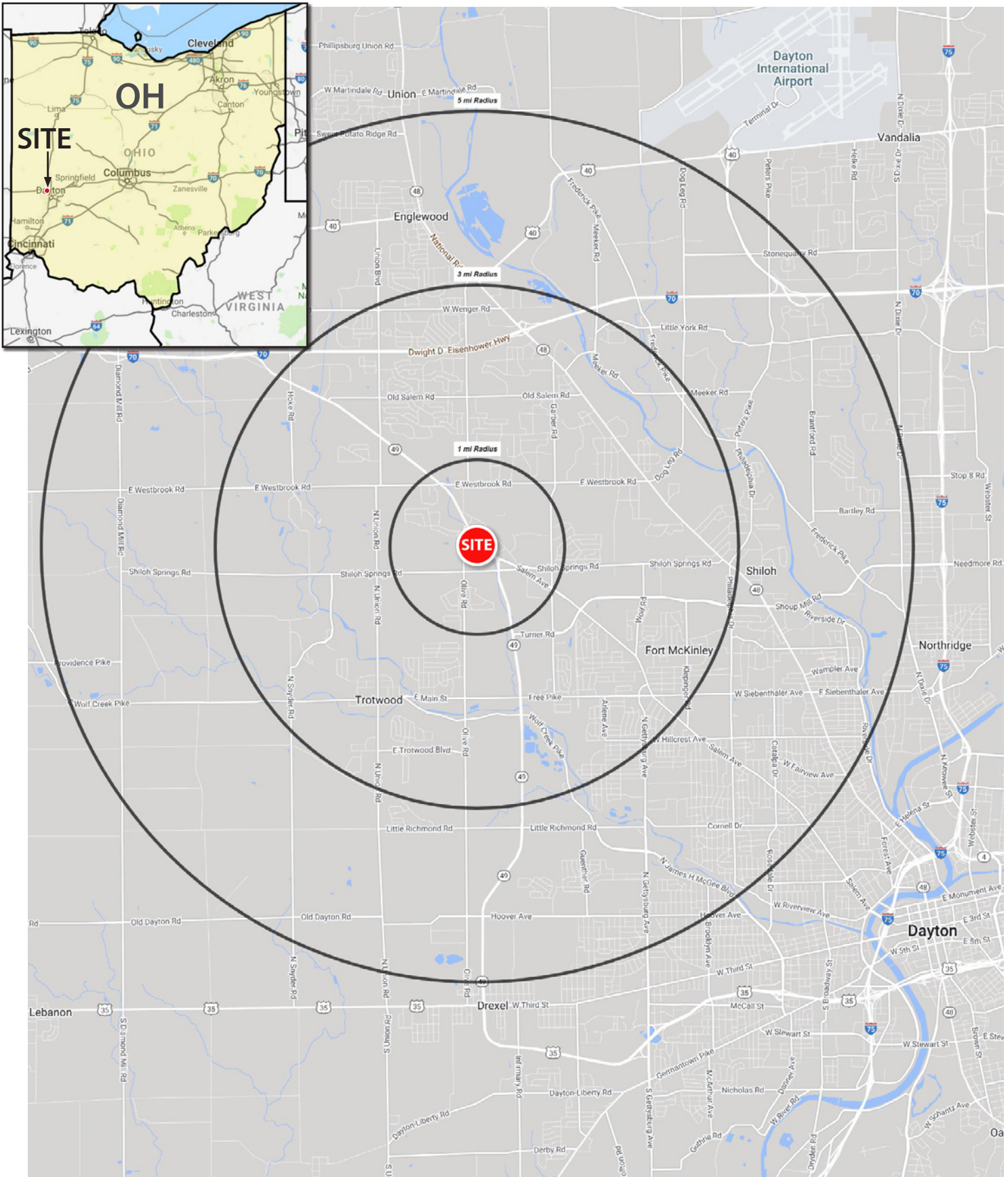


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Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.8228/-84.291

5380 Salem Bend Dr Trotwood, OH 45426	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	4,992	44,610	101,261
2027 Projected Population	5,005	44,724	101,491
2020 Census Population	4,937	44,724	101,532
2010 Census Population	5,279	45,442	103,731
Projected Annual Growth 2022 to 2027	-	-	-
Historical Annual Growth 2010 to 2022	-0.5%	-0.2%	-0.2%
2022 Median Age	38.3	43.3	41.5
Households			
2022 Estimated Households	2,289	19,315	43,479
2027 Projected Households	2,271	19,164	43,132
2020 Census Households	2,261	19,381	43,563
2010 Census Households	2,368	19,195	43,794
Projected Annual Growth 2022 to 2027	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2022	-0.3%	-	-
Race and Ethnicity			
2022 Estimated White	21.1%	42.2%	41.8%
2022 Estimated Black or African American	72.4%	50.0%	50.0%
2022 Estimated Asian or Pacific Islander	0.8%	1.1%	1.1%
2022 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2022 Estimated Other Races	5.5%	6.5%	7.0%
2022 Estimated Hispanic	2.1%	2.3%	2.6%
Income			
2022 Estimated Average Household Income	\$60,918	\$75,618	\$69,702
2022 Estimated Median Household Income	\$32,331	\$53,304	\$50,059
2022 Estimated Per Capita Income	\$27,937	\$32,840	\$30,023
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.1%	2.2%
2022 Estimated Some High School (Grade Level 9 to 11)	5.8%	6.1%	7.3%
2022 Estimated High School Graduate	34.0%	30.4%	30.6%
2022 Estimated Some College	22.0%	25.5%	26.1%
2022 Estimated Associates Degree Only	10.0%	11.2%	10.0%
2022 Estimated Bachelors Degree Only	14.8%	15.4%	14.8%
2022 Estimated Graduate Degree	12.1%	9.3%	9.0%
Business			
2022 Estimated Total Businesses	122	1,202	2,538
2022 Estimated Total Employees	1,863	13,454	31,333
2022 Estimated Employee Population per Business	15.2	11.2	12.3
2022 Estimated Residential Population per Business	40.8	37.1	39.9

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 6/2022, TIGER Geography - RS1

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