SHILOH SPRINGS PLAZA

5001-5143 Salem Ave, Dayton, OH 45426

MULTIPLE RETAIL OPPORTUNITIES FOR LEASE



*Space shown coming available 1/1/27

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COLUMBUS RETAIL TEAM

Colliers

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PROPERTY OVERVIEW



Property Highlights

- Multiple retail opportunities available at Trotwood's primary power center
- 18,172 SF junior box opportunity - AT LEASE
- (2) 2,000 SF retail spaces available next to PNC Bank; can be combined for 4,000 SF of max contiguous space
- Coming available 1/1/27: 2,050 SF freestanding building with 3 drive-thru lanes, ideal for bank or restaurant
- 1.24 acres of available outparcel land available for sale or ground lease
- Co-tenants include Gordon Food Service and Forman Mills, Shoe Carnival, Dollar Tree, PNC Bank, Leyla's Salon, Taquitos Uruapan, and Fifth Third Bank
- Neighboring businesses include The Home Depot, Lowe's Home Improvement, Sherwin-Williams, White Castle, Taco Bell, Pep Boys, KFC, Burger King, and McDonald's
- Additional storage space available

Offering Summary

Lease Rate:	Negotiable
Available SF:	2,000 - 24,222 SF
Available AC:	1.24 AC
County:	Montgomery

Demographics	1 Mile	5 Miles	10 Miles
Total Households	2,287	48,124	155,618
Total Population	4,858	110,768	367,196
Average HH Income	$57,129	$68,475	$76,675

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MULTIPLE RETAIL OPPORTUNITIES AVAILABLE FOR LEASE



Retail Spaces 1 & 2 (2,000 SF each) | Available Now



Retail Space 3: Fast Casual or Financial User (2,050 SF) | Coming Avail. 1/1/27

Location Description

This area is located close to the Dayton International Airport, offers easy access to downtown Dayton, and boasts multiple nearby retail centers, all with convenient access to major transportation routes and amenities.

Spaces	Lease Rate	Space Size
Junior Box Opportunity - AT LEASE	Negotiable	18,172 SF
Retail Space 1 - Can be combined for max contig. 4,000 SF	Negotiable	2,000 SF
Retail Space 2 - Can be combined for max contig. 4,000 SF	Negotiable	2,000 SF
Retail Space 3 - Fast Casual or Financial User (Available 1/1/27)	Negotiable	2,050 SF
Land for Ground Lease or Sale	Negotiable	1.24 Acres

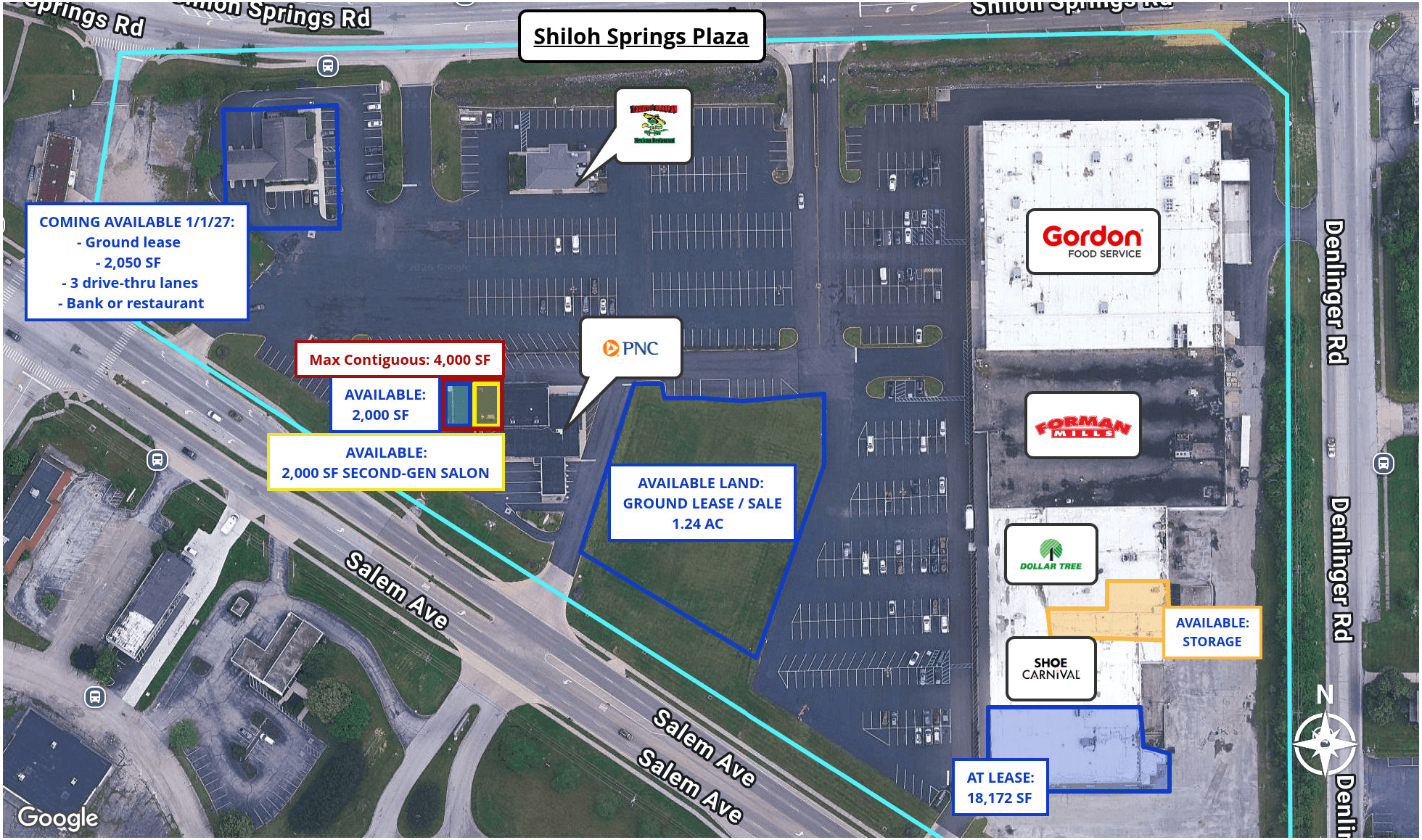


1.24 AC for Ground Lease or Sale | Available Now

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RETAIL FOR LEASE





For More Information:

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