

TRIANGLE CENTER

4000-4068 Wilmington Pike, Kettering, OH 45440

2,722 SF Available For LEASE

Approximately 0.4 Acre Available For LEASE



Property Details:

- Located in the heart of Kettering, directly across from high-volume Meijer store, 1.9 M visits this year, (Placer.ai)
- Easy access from 3 major roads: Wilmington Pike, Woodman Drive, and Stroop Road
- Just 5 minutes from Interstate 675

Retailers in the corridor:



Demographics:

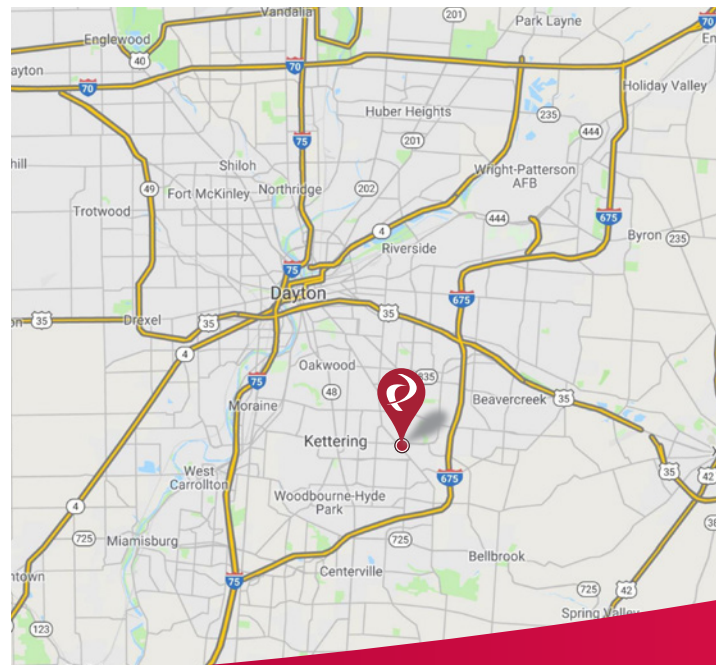
2025 Estimates	1 Mile	3 Mile	5 Mile
Population	11,312	84,006	199,013
Households	4,892	38,262	84,833
Average Household Income	\$89,044	\$106,475	\$111,540
Total Number of Employees	4,684	32,031	77,385

Traffic Counts:

Inrix 2023	ADT
Wilmington Pike	18,043 ADT
E Stroop Road	21,203 ADT

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XTEAM
RETAIL ADVISORS

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

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Market Aerial



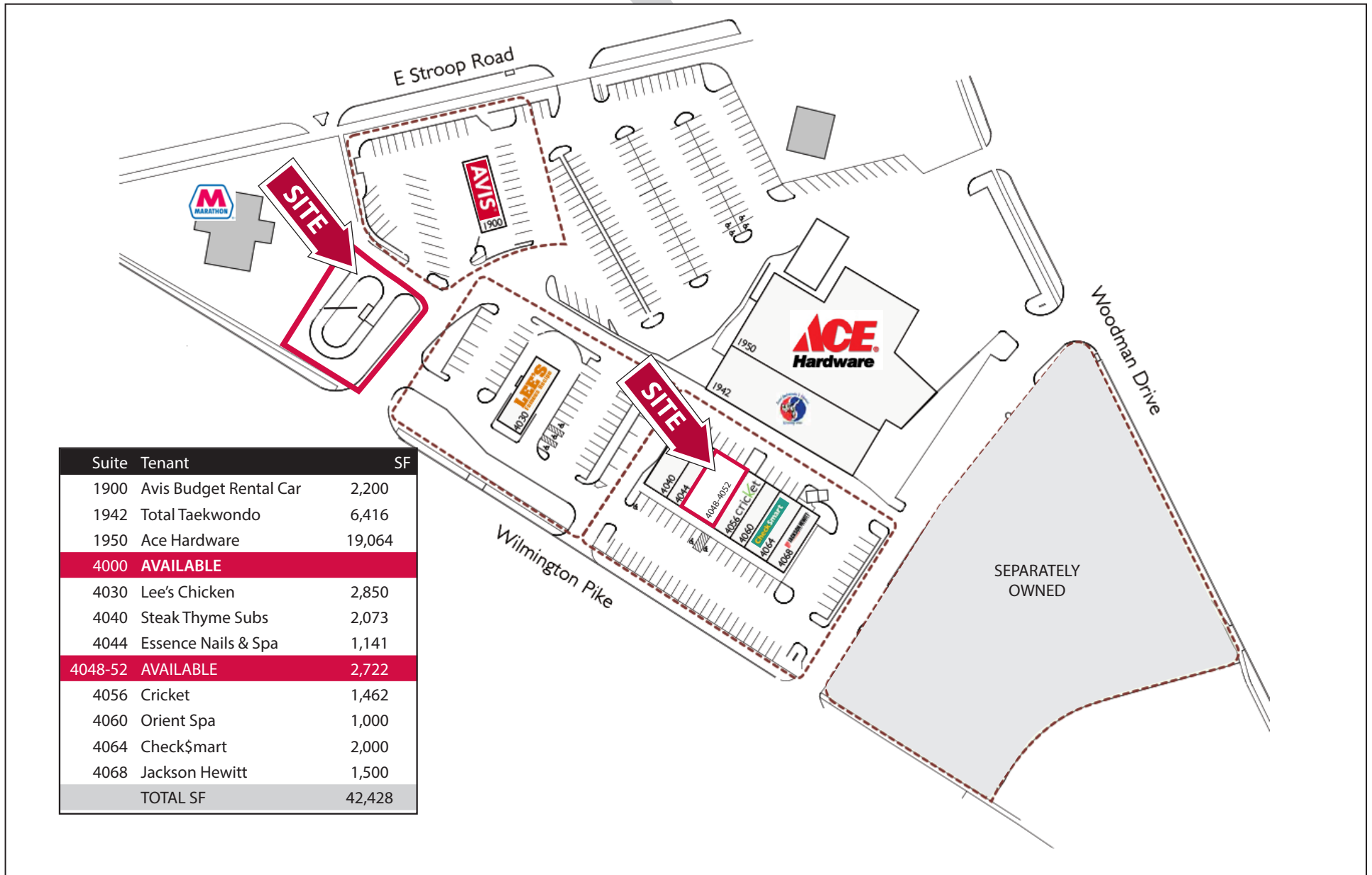
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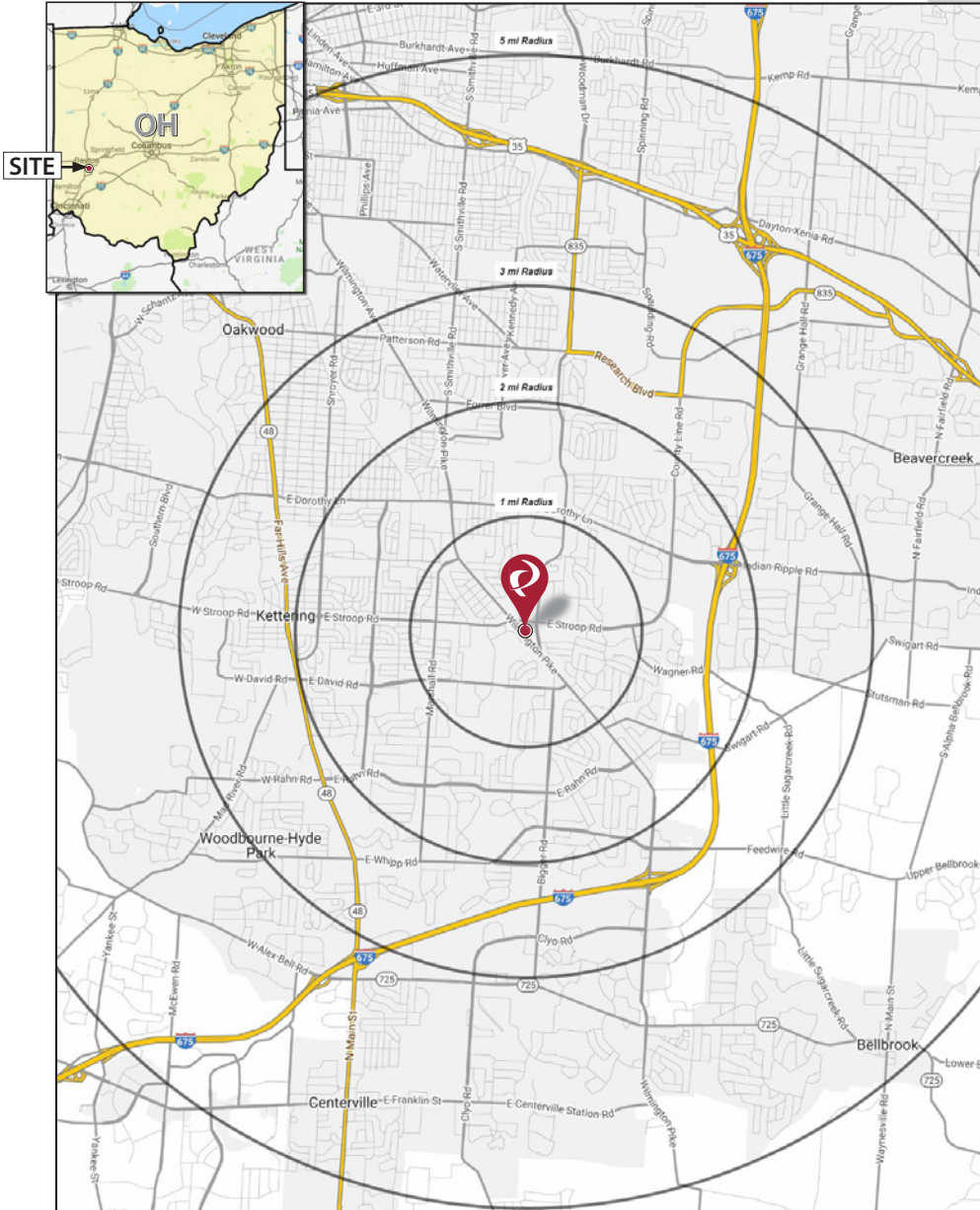
Site Plan



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Market Map and Demographics



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.6874/-84.1297

4040 Wilmington Pike Kettering, OH 45440	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	11,312	84,006	199,013
2030 Projected Population	11,398	84,213	199,160
2020 Census Population	11,112	84,124	198,750
2010 Census Population	10,748	81,457	191,516
Projected Annual Growth 2025 to 2030	0.2%	-	-
Historical Annual Growth 2010 to 2025	0.4%	0.2%	0.3%
2025 Median Age	38.5	40.9	39.9
Households			
2025 Estimated Households	4,892	38,262	84,833
2030 Projected Households	4,956	38,626	85,477
2020 Census Households	4,909	38,181	84,535
2010 Census Households	4,752	36,963	81,288
Projected Annual Growth 2025 to 2030	0.3%	0.2%	0.2%
Historical Annual Growth 2010 to 2025	0.2%	0.2%	0.3%
Race and Ethnicity			
2025 Estimated White	80.3%	82.3%	81.0%
2025 Estimated Black or African American	10.6%	8.5%	9.2%
2025 Estimated Asian or Pacific Islander	2.3%	3.2%	3.3%
2025 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.2%
2025 Estimated Other Races	6.6%	5.8%	6.4%
2025 Estimated Hispanic	4.3%	4.2%	4.9%
Income			
2025 Estimated Average Household Income	\$89,044	\$106,475	\$111,540
2025 Estimated Median Household Income	\$74,719	\$83,825	\$86,864
2025 Estimated Per Capita Income	\$38,586	\$48,561	\$47,843
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.3%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	2.0%	2.8%	3.4%
2025 Estimated High School Graduate	24.1%	20.7%	20.8%
2025 Estimated Some College	25.1%	21.0%	21.2%
2025 Estimated Associates Degree Only	12.9%	10.1%	9.9%
2025 Estimated Bachelors Degree Only	19.9%	24.1%	23.3%
2025 Estimated Graduate Degree	14.1%	20.1%	19.7%
Business			
2025 Estimated Total Businesses	474	2,891	7,188
2025 Estimated Total Employees	4,684	32,031	77,385
2025 Estimated Employee Population per Business	9.9	11.1	10.8
2025 Estimated Residential Population per Business	23.9	29.1	27.7

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RS1

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