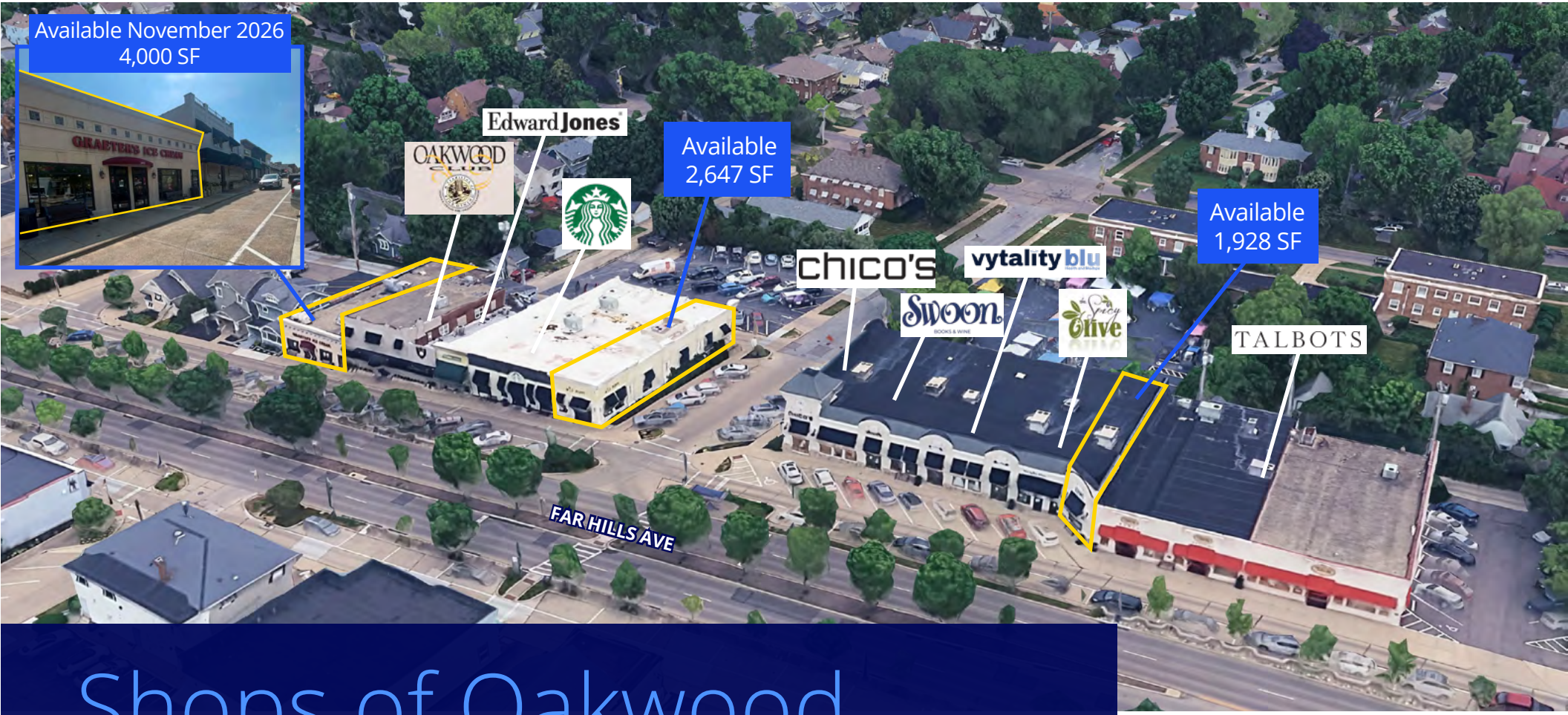


Shops of Oakwood

2426, 2508, & 2512 Far Hills Ave, Oakwood, OH 45419

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ENDCAP & SMALL SHOP SPACE AVAILABLE

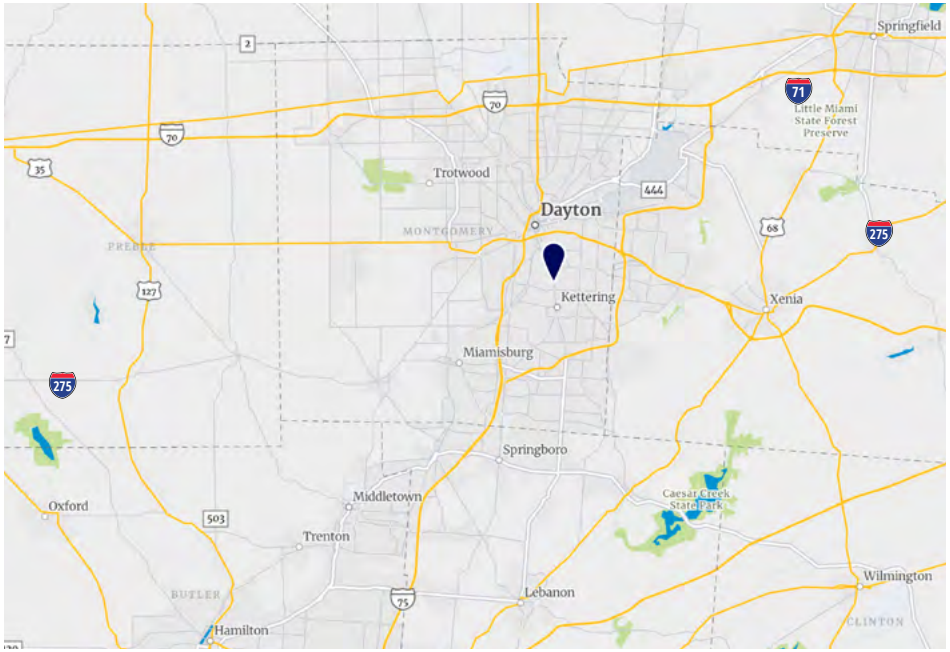
2426, 2508, & 2512 FAR HILLS AVE, OAKWOOD, OH 45419

Highlights

- In the Heart of Oakwood's thriving business district
- Charming, pedestrian friendly shopping area
- Highly sought-after residential neighborhood
- Incredible incomes and great co-tenancy
- Directly along SR-48/Dayton's main artery
- Traffic Counts - 16,549 SR-48

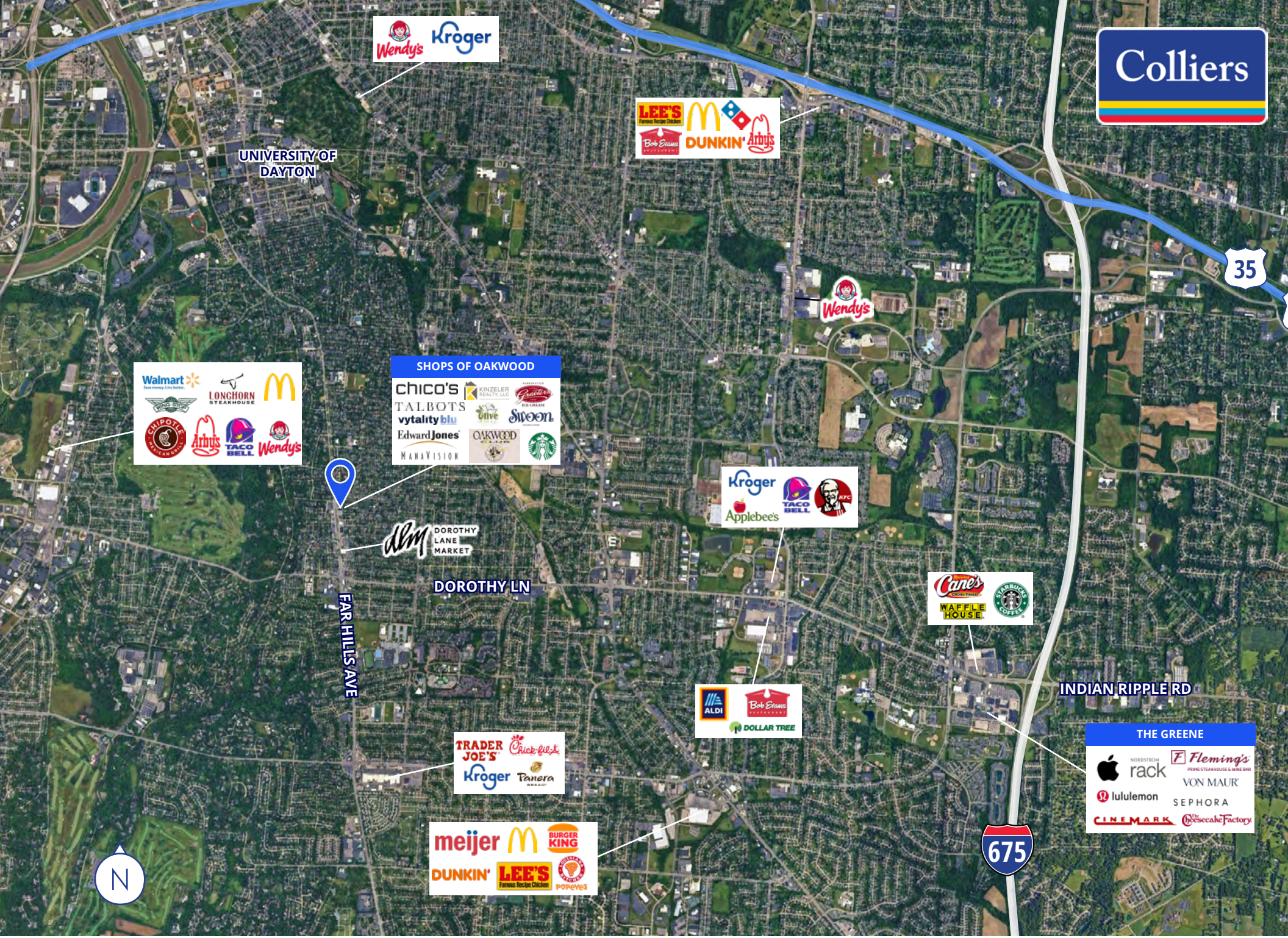
4,000 SF* | 2,647 SF | 1,928 SF Available

*available November 2026

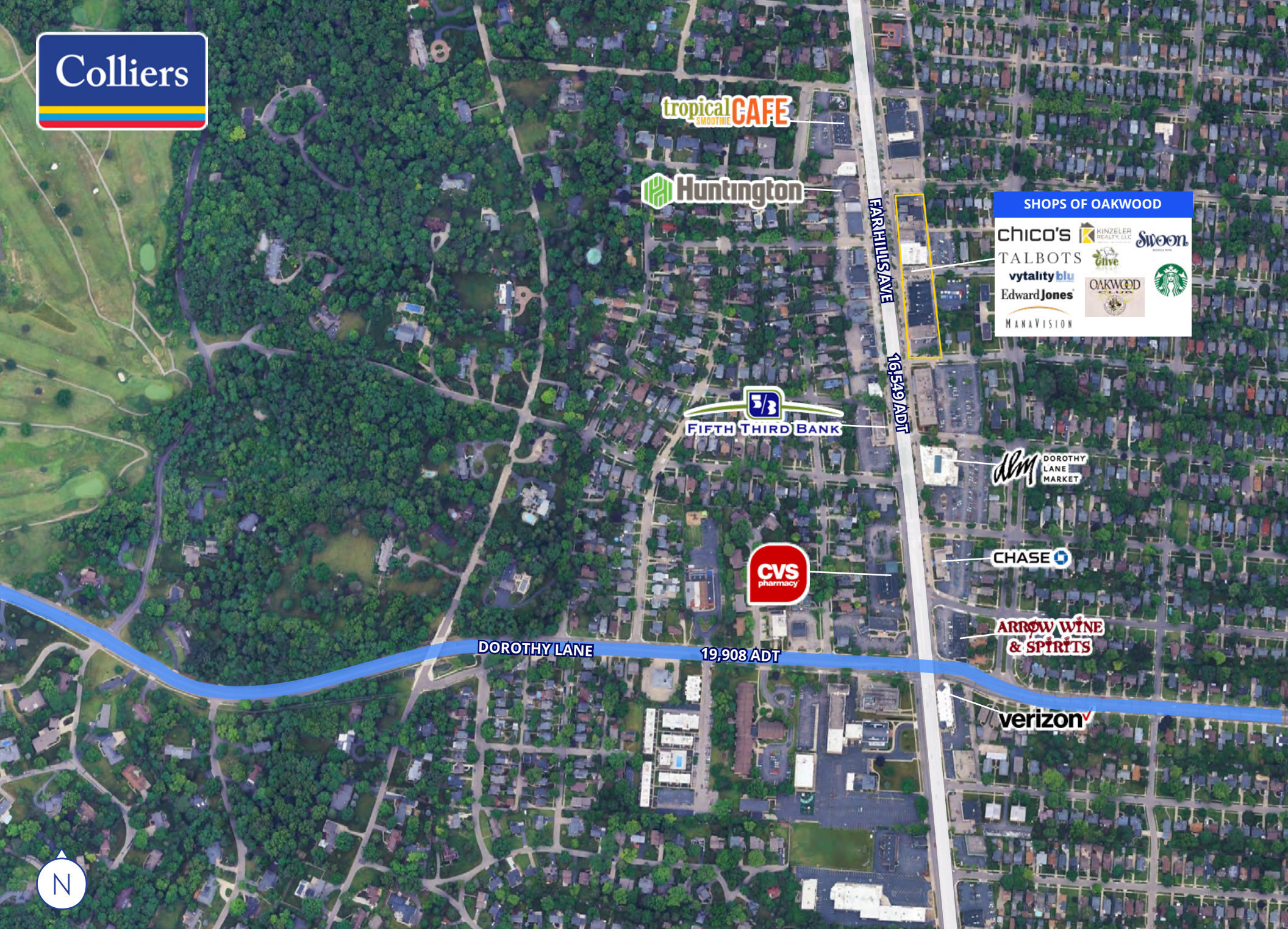




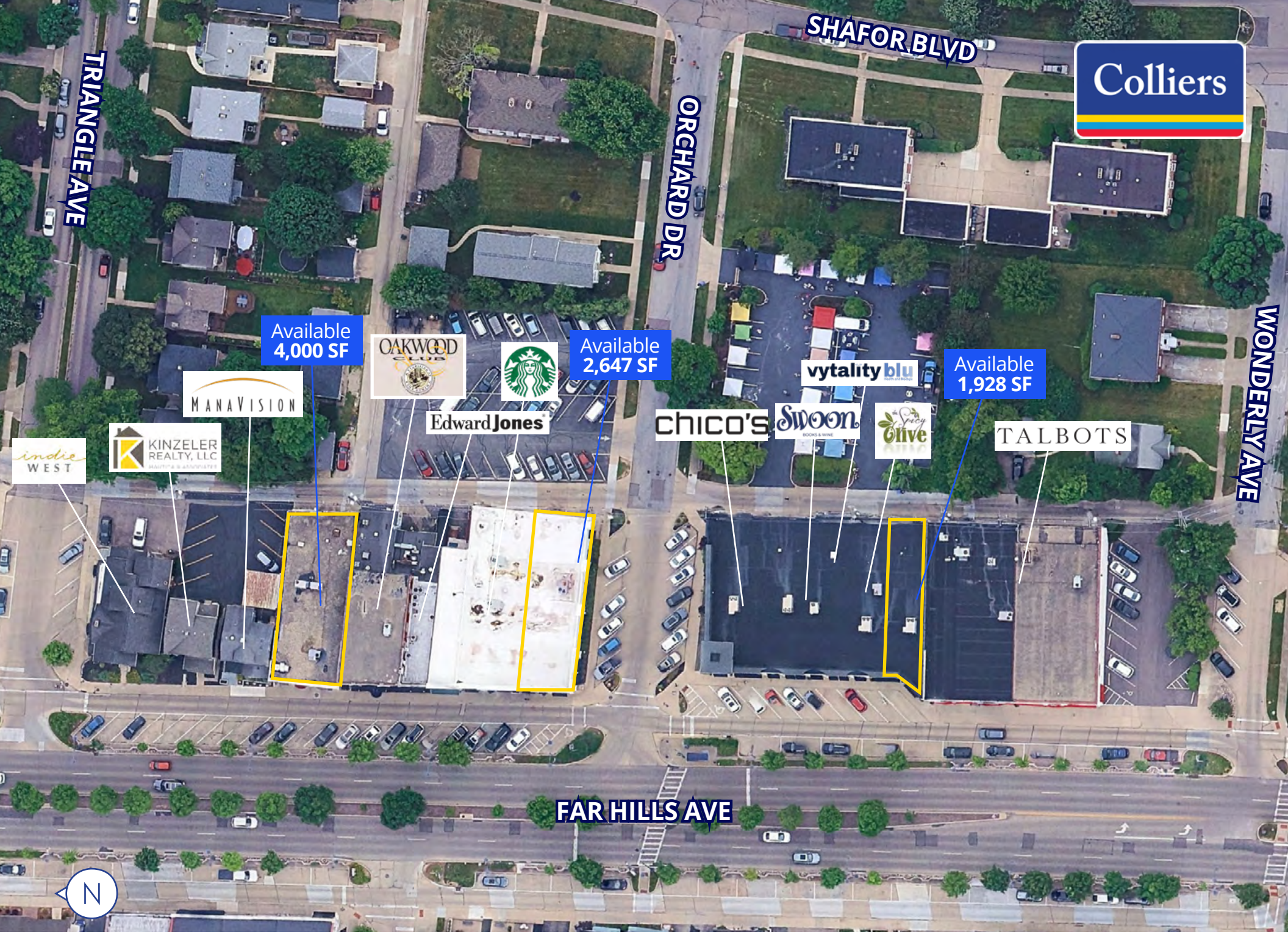
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Demographics

	1 mile radius	3 mile radius	5 mile radius
Population Summary			
2000 Total Population	12,637	98,020	231,558
2010 Total Population	12,365	91,643	214,381
2020 Total Population	12,707	93,561	216,911
2026 Total Population	12,547	93,037	219,655
2026 Group Quarters	33	6,703	10,049
2031 Total Population	12,428	92,282	218,962
2000-2020 Growth Rate: Population (CAGR)	0.0%	-0.2%	-0.3%
2010-2020 Growth Rate: Population (CAGR)	0.3%	0.2%	0.1%
2020-2026 Growth Rate: Population (CAGR)	-0.2%	-0.1%	0.2%
2026-2031 Growth Rate: Population (CAGR)	-0.2%	-0.2%	-0.1%
2026 Total Daytime Population	10,043	100,008	252,409
Workers	4,221	54,274	138,895
Residents	5,822	45,734	113,514
2026 Workers % of Daytime Population	42.0%	54.3%	55.0%
2026 Residents % of Daytime Population	58.0%	45.7%	45.0%
Household Summary			
2000 Households	5,694	41,125	97,020
2010 Households	5,571	38,717	91,753
2026 Households	5,658	39,642	95,327
2026 Average Household Size	2.21	2.18	2.20
2031 Households	5,628	39,502	95,620
2000-2020 Growth Rate: Households (CAGR)	-0.0%	-0.2%	-0.2%
2010-2020 Growth Rate: Households (CAGR)	0.2%	0.2%	0.1%
2020-2026 Growth Rate: Households (CAGR)	-0.0%	0.1%	0.4%
2026-2031 Growth Rate: Households (CAGR)	-0.1%	-0.1%	0.1%
2010 Families	3,210	21,394	51,551
2026 Families	3,255	20,802	50,230
2031 Families	3,207	20,502	49,702
2026-2031 Annual Rate	-0.30%	-0.29%	-0.21%
Housing Unit Summary			
2026 Housing Units	6,155	43,540	106,247
Owner Occupied Housing Units	70.0%	62.6%	57.9%
Renter Occupied Housing Units	30.1%	37.4%	42.1%
Vacant Housing Units	8.1%	8.9%	10.3%
Owner Occupied Median Home Value			
2026 Median Home Value	$268,980	$196,561	$203,932
2031 Median Home Value	$301,365	$257,410	$267,899
Income			
2026 Per Capita Income	$62,225	$42,576	$39,960
2026 Median Household Income	$98,848	$74,043	$67,974
2026 Average Household Income	$139,129	$99,344	$91,518
Household Income Base	5,658	39,643	95,328
<$15,000	5.5%	8.6%	11.2%
$15,000 - $24,999	3.0%	5.9%	6.3%
$25,000 - $34,999	4.8%	8.1%	8.3%
$35,000 - $49,999	9.5%	11.3%	11.9%
$50,000 - $74,999	11.5%	16.6%	16.1%
$75,000 - $99,999	16.1%	15.9%	14.6%
$100,000 - $149,999	18.1%	17.7%	17.0%
$150,000 - $199,999	13.1%	7.5%	7.1%
$200,000+	18.3%	8.4%	7.5%

	1 mile radius	3 mile radius	5 mile radius
Median Age			
2010	40.7	36.4	38.4
2020	40.1	36.4	38.1
2026	41.3	37.8	39.2
2031	43.0	39.4	40.7
2026 Population by Age			
Total	12,546	93,038	219,655
0 - 4	5.2%	5.1%	5.4%
5 - 9	5.9%	5.3%	5.7%
10 - 14	6.4%	5.3%	5.5%
15 - 19	6.2%	7.8%	6.5%
20 - 24	6.2%	9.8%	7.5%
25 - 29	5.3%	6.2%	6.6%
30 - 34	5.6%	6.8%	7.1%
35 - 39	7.3%	6.8%	6.8%
40 - 44	6.8%	6.3%	6.4%
45 - 49	6.5%	5.8%	5.7%
50 - 54	5.9%	5.3%	5.3%
55 - 59	6.2%	5.3%	5.5%
60 - 64	6.5%	5.6%	6.0%
65 - 69	5.5%	5.7%	6.0%
70 - 74	5.0%	4.9%	5.1%
75 - 79	4.0%	3.8%	3.9%
80 - 84	2.5%	2.2%	2.5%
85+	3.0%	2.1%	2.5%
18+	78.6%	81.2%	80.2%
21+	74.9%	73.7%	75.0%
2026 Population by Race/Ethnicity			
Total	12,547	93,037	219,655
White Alone	85.5%	80.1%	72.4%
Black Alone	3.2%	7.1%	14.4%
American Indian Alone	0.1%	0.3%	0.3%
Asian Alone	2.7%	2.6%	2.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.0%	2.1%	2.8%
Two or More Races	7.5%	7.7%	7.6%
Hispanic Origin	4.1%	5.1%	6.0%
Diversity Index	32.1	40.9	51.0
2026 Population 25+ by Educational Attainment			
Total	8,786	62,047	152,431
Less than 9th Grade	1.0%	1.2%	1.8%
9th - 12th Grade, No Diploma	1.6%	3.8%	4.9%
High School Graduate	10.3%	19.3%	21.7%
GED/Alternative Credential	1.1%	3.0%	3.8%
Some College, No Degree	16.4%	20.6%	21.2%
Associate Degree	10.8%	11.0%	11.1%
Bachelor's Degree	32.1%	23.9%	20.5%
Graduate/Professional Degree	26.7%	17.1%	15.0%

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