

FOR LEASE

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VIRTUAL TOUR

HOKE CROSSING

7701 Hoke Road | Englewood | Montgomery County | Ohio | 45315

± 2,500 Square Feet Available

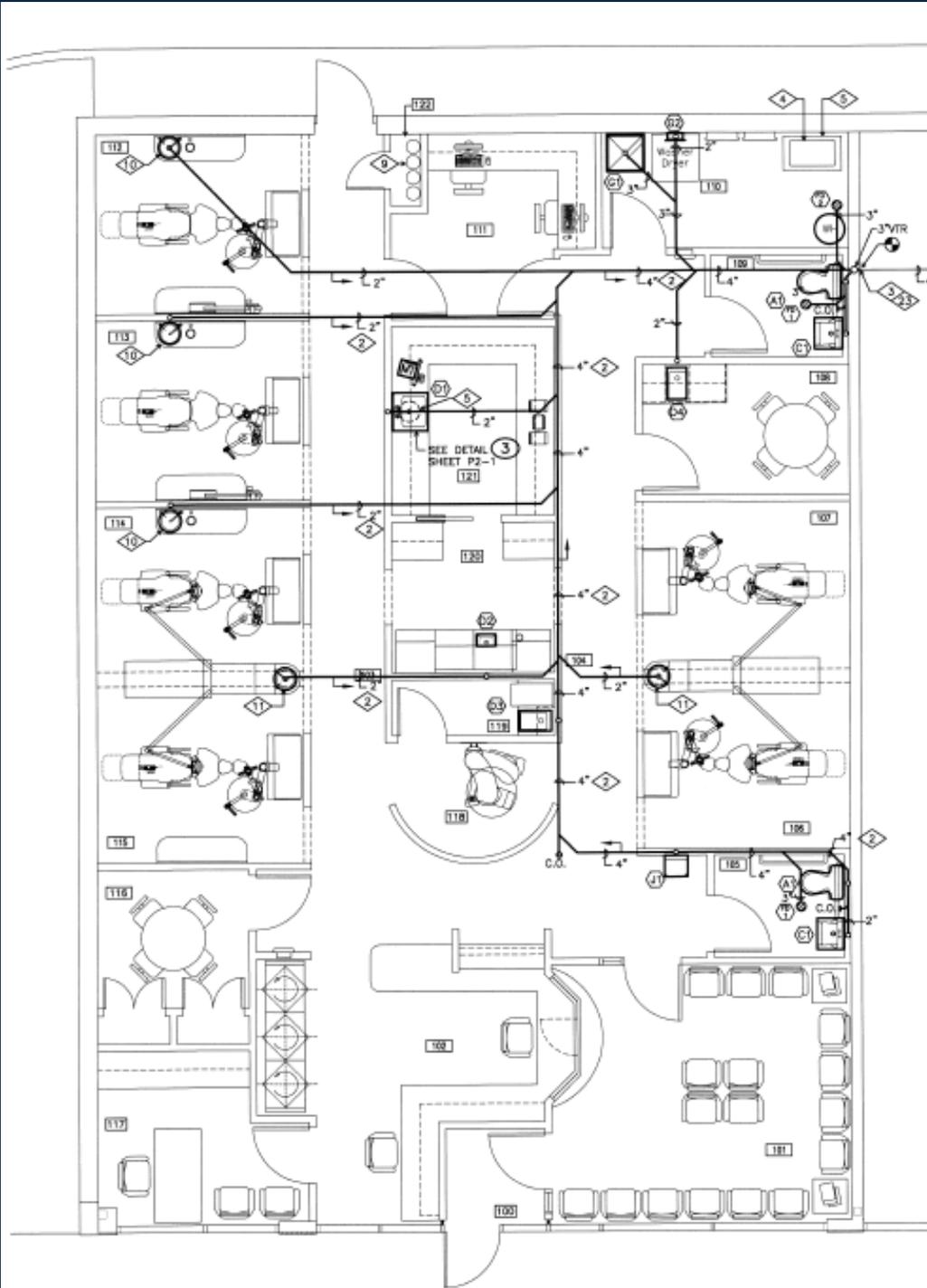


CBRE

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SUITE 7701 - 2,500 SF AVAILABLE

- Former Dental Space
- Located @ I-70 & Hoke Road in Hoke Crossing, Home to Anchor Tenant Walmart
- Great Visibility
- Branded Sign Plate on Walmart's Pylon Sign Facing I-70
- \$25.00 | SF Net + \$10.18 | SF OpEx (2022 Estimate) + Separately Metered Utilities + Janitorial Service
- Ample Parking

Space Highlights

SUITE 7701 - 2,500 SF AVAILABLE



Interior Space

SUITE 7701 - 2,500 SF AVAILABLE



Interior Space



Vicinity Map



Executive Summary

7701 Hoke Rd, Clayton, Ohio, 45315
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.85641
Longitude: -84.33151

	1 mile	3 miles	5 miles
Population			
2010 Population	1,887	27,748	58,110
2020 Population	1,904	26,831	57,489
2022 Population	1,879	26,674	56,867
2027 Population	1,858	26,515	56,379
2010-2020 Annual Rate	0.09%	-0.34%	-0.11%
2020-2022 Annual Rate	-0.59%	-0.26%	-0.48%
2022-2027 Annual Rate	-0.22%	-0.12%	-0.17%
2022 Male Population	47.2%	48.0%	47.2%
2022 Female Population	52.8%	52.0%	52.8%
2022 Median Age	47.0	44.4	45.0

In the identified area, the current year population is 56,867. In 2020, the Census count in the area was 57,489. The rate of change since 2020 was -0.48% annually. The five-year projection for the population in the area is 56,379 representing a change of -0.17% annually from 2022 to 2027. Currently, the population is 47.2% male and 52.8% female.

Median Age

The median age in this area is 45.0, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	75.5%	70.5%	61.4%
2022 Black Alone	15.8%	20.8%	30.8%
2022 American Indian/Alaska Native Alone	0.2%	0.2%	0.2%
2022 Asian Alone	2.2%	1.7%	1.2%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	0.9%	0.9%	1.0%
2022 Two or More Races	5.5%	5.9%	5.4%
2022 Hispanic Origin (Any Race)	1.5%	1.9%	2.0%

Persons of Hispanic origin represent 2.0% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.3 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	89	83	71
2010 Households	731	11,154	24,041
2020 Households	753	11,079	24,342
2022 Households	745	11,052	24,184
2027 Households	739	11,058	24,100
2010-2020 Annual Rate	0.30%	-0.07%	0.12%
2020-2022 Annual Rate	-0.47%	-0.11%	-0.29%
2022-2027 Annual Rate	-0.16%	0.01%	-0.07%
2022 Average Household Size	2.36	2.38	2.32

The household count in this area has changed from 24,342 in 2020 to 24,184 in the current year, a change of -0.29% annually. The five-year projection of households is 24,100, a change of -0.07% annually from the current year total. Average household size is currently 2.32, compared to 2.33 in the year 2020. The number of families in the current year is 15,445 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

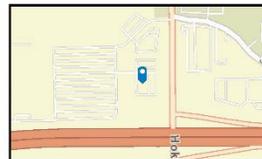
July 18, 2022



Traffic Count Map - Close Up

7701 Hoke Rd, Clayton, Ohio, 45315
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.85641
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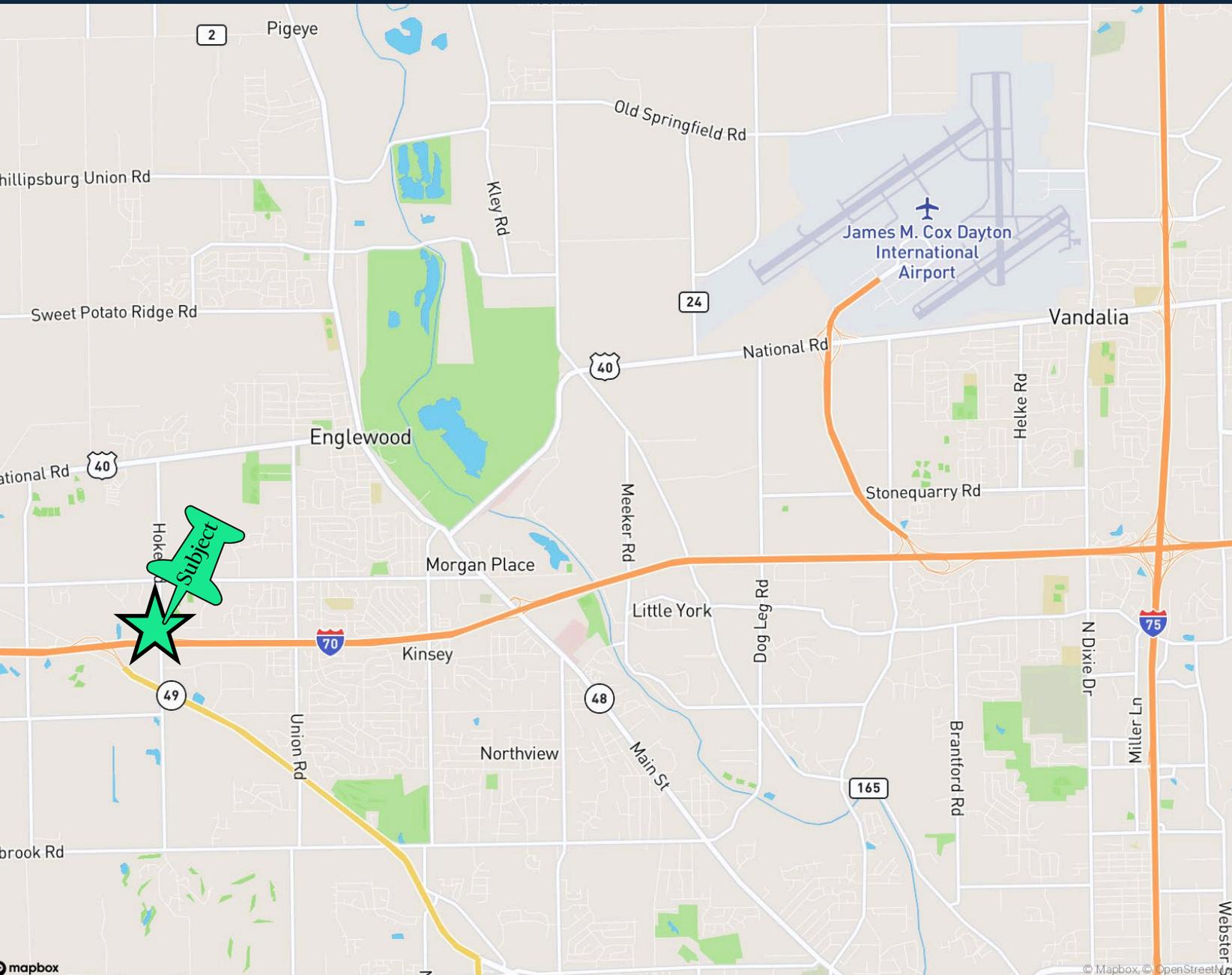


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

July 18, 2022



Need
More Info?
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