



**H A R B E R T**  
REALTY SERVICES

OFFERING MEMORANDUM

# SUGARCREEK PLAZA II

Walmart Supercenter Anchored Retail Center

📍 6202 Wilmington Pike, Dayton, OH 45459

# WALMART SUPERCENTER ANCHORED RETAIL CENTER

Sugarcreek Plaza II - 6202 Wilmington Pike, Dayton, OH 45459

ASKING PRICE

**Call For Pricing**

**LOCATION:**

6202 Wilmington Pike

Dayton, OH 45459

**TOTAL SQUARE FOOTAGE:**

252,976 SF

**OCCUPANCY:**

100%

**PARKING:**

Surface; ±6/1000

**YEAR BUILT:**

1990

*Want to view the  
full Offering  
Memorandum?*

To view sensitive financial information,  
click the below link to sign the  
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CONFIDENTIALITY  
AGREEMENT**



**DAVID WILLIAMS**

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# INVESTMENT HIGHLIGHTS

## Dominant, Grocery-Anchored Retail Center

- Anchored by a high-performing Walmart Supercenter, a dominant national retailer and a key traffic driver.
- "One-stop-shop" destination for the local community, combining a grocery store with a variety of other retail and service tenants.
- Exceptionally high occupancy rate of 100%, indicating strong tenant demand and a stable income stream.

## Strategic Location in an Affluent and High-Traffic Market

- Located at 6202 Wilmington Pike in Dayton, OH, the center is situated in a highly active retail corridor.
- Excellent visibility and easy access to Interstate 675.
- Strong traffic counts with 22,030 AADT (Annual Average Daily Traffic) on Wilmington Pike.
- The surrounding demographics are strong, with an estimated average household income of over \$137,000 within a 1-mile radius, providing a solid customer base.

## Strong Tenant Mix of National and Local Retailers

- In addition to Walmart, the center features a diverse and complementary mix of national and regional brands, including:
- Buffalo Wild Wings, Dollar Tree, GameStop, Popeye's Louisiana Kitchen, America's Best Contacts & Eyeglasses
- Tenant synergy creates a powerful draw for shoppers and reduces the risk associated with a single tenant.

## Proximity to Major Employment and Medical Centers

- Asset is strategically located near Miami Valley Hospital, a major employer with over 7,300 employees and a high volume of over 90,000 ER visits per year.
- This provides a consistent flow of daily consumers to the area.



 **51,700**  
Employees  
within 5 miles

 **\$137,581**  
Avg Household Income  
within 1 mile

 **23,022**  
Households  
within 3 miles

 **22,030 AADT**  
On Wilmington Pike  
**52,735 AADT**  
On Interstate 675



## PROPERTY OVERVIEW

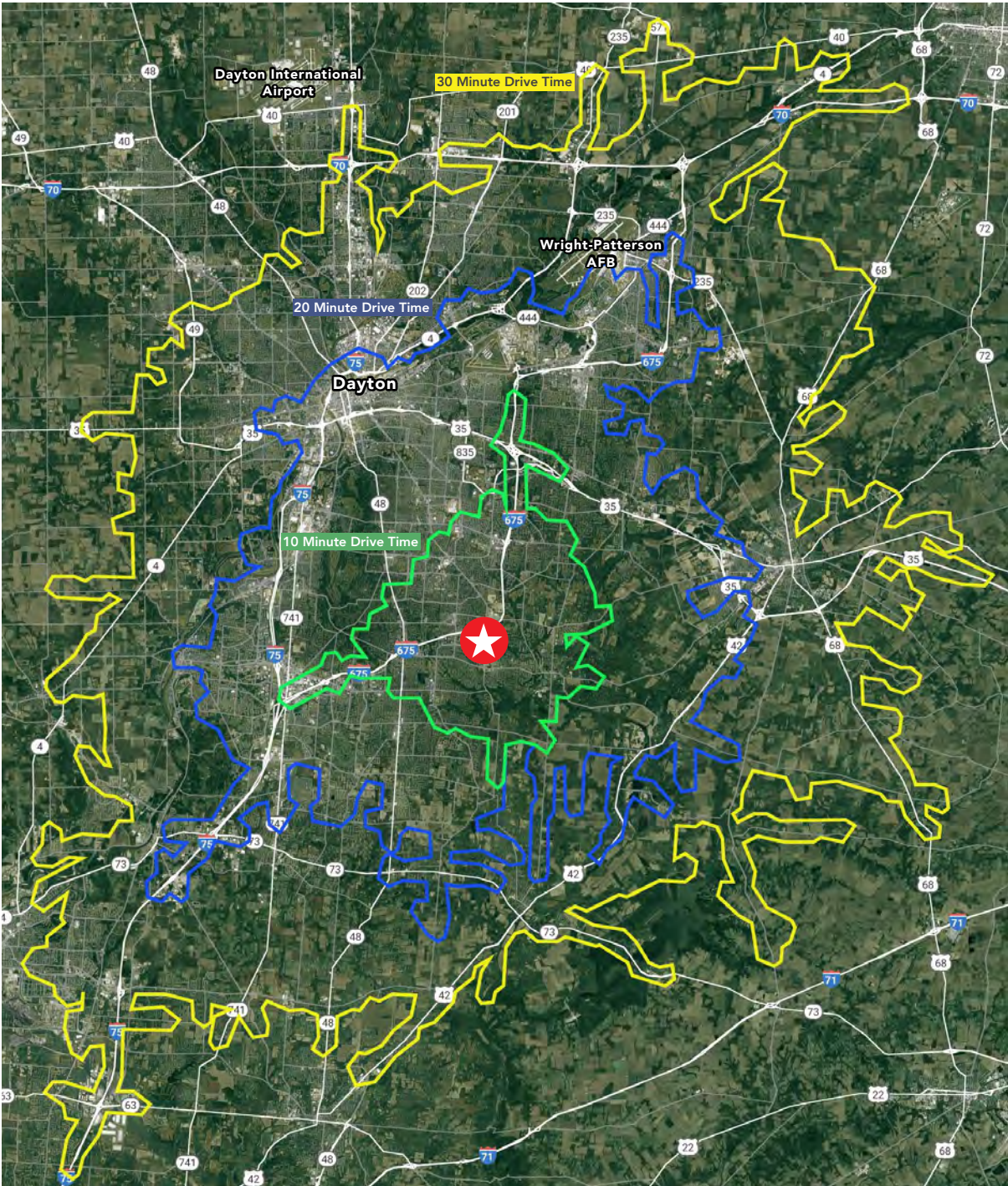




## LOCATION OVERVIEW

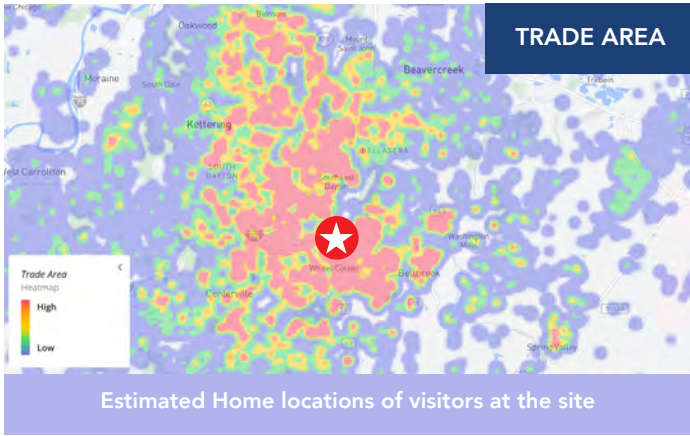






12 MONTH DEMOGRAPHICS AT THE SITE

|                 |                          |
|-----------------|--------------------------|
| Visits          | 3.4M                     |
| Visitors        | 433.2K                   |
| Visit Frequency | 7.75x                    |
| Avg Dwell Time  | 37 minutes               |
| Visitor Income  | \$70.4K Median HH Income |



| POPULATION                | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|--------|---------|---------|
| 2025 Estimated Population | 6,255  | 53,322  | 131,100 |

| HOUSEHOLDS                | 1 MILE | 3 MILES | 5 MILES |
|---------------------------|--------|---------|---------|
| 2025 Estimated Households | 2,846  | 23,022  | 56,820  |

| INCOME                                  | 1 MILE    | 3 MILES   | 5 MILES   |
|-----------------------------------------|-----------|-----------|-----------|
| 2025 Estimated Average Household Income | \$137,581 | \$125,246 | \$126,070 |





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## **DAVID WILLIAMS**

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