



FOR LEASE

Carlisle Center

500 Central Avenue
Carlisle, OH 45005

1,000 - 1,400 SF	\$12.00	2
AVAILABLE	SF/YR	SPACES

Tori Mathews
Director of Asset Management
210-801-8514 (Direct)
tori@spigelproperties.com

Spigel Properties
70 N.E. Loop 410
Suite 185, San Antonio, TX 78216
947.941.1908

**SPIGEL
PROPERTIES**

INVESTMENTS • REAL ESTATE

Property Overview

2,400 SF
AVAILABLE SF

\$12
ASKING RATE SF/YR

2
SPACES AVAILABLE

7.78
LOT SIZE

1995
BUILDING SQFT

44,700 SF
GROSS LEASABLE AREA (GLA)

1821382
PARCEL ID

Fee Simple
OWNESHIP

EXECUTIVE SUMMARY

- Dollar General & Goodwill anchored retail center
- Dollar General location ranked in Top 2% nationally and in Ohio ([Placer.ai](#))
- Additional +/- 1.9 acre outlot available
- Nearly 75,000 residents and 72,000 employees within a 5-mile radius
- Situated along Central Avenue (OH-123) offering great visibility and signage
- 20 miles south of downtown Dayton | 40 miles north of Cincinnati | 100 miles east of Indianapolis

PROPERTY HIGHLIGHTS

Prominent signage opportunities with high visibility from major roadways

Attractive storefront facade with large display windows and modern architectural finishes

Situated on 7.78 acres with room for additional pad sites or outparcel development

1995 square feet of well-configured retail space with high ceilings and abundant natural light

ACCESSIBILITY



AIRPORTS

Dayton International Airport	22.8 mi
Butler County Regional Airport - Hogan Field	18.7 mi
Lumberton Airport (OH77)	24.5 mi



HIGHWAYS

I 75	2.5 mi
I 675	6.3 mi

Space Available

#514

\$12 SF/Yr

SF AVAILABLE

1,000 SF

TYPE

NNN

TERM

Negotiable

USE

Retail

#512

NEGOTIABLE

SF AVAILABLE

1,400 SF

TYPE

NNN

TERM

Negotiable

USE

Retail



Photo Gallery



Market Overview



POPULATION
4,915

AREA
3,729,998.2 sq mi

ELEVATION
699 ft

COUNTY
Ohio

STATE
Ohio

Market Overview: Carlisle, OH

Carlisle is a city in Warren and Montgomery counties in the southwestern part of Ohio, United States. The population was 5,501 the 2020 census. The Warren County portion of Carlisle is part of the Cincinnati metropolitan area, while the Montgomery County portion is part of the Dayton metropolitan area.

Local hospital include Miami Valley, Kettering Medical Center and Dayton's Children's Hospital

Wright-Patterson U.S. Air Force Base, just east of Dayton, employs more than 30,000 airmen, civilian, and contractor employees, making the base the largest single-site employer in Ohio.

The logistics sector is growing, buoyed by interstate access, a dedicated freight runway, and an on-site warehouse at the Dayton International Airport. A CSX rail line also runs through the metro.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	4,530	Population	24,104	Population	78,403
Median HH Income	\$74,867	Median HH Income	\$73,184	Median HH Income	\$83,556
Households	1,869	Households	9,923	Households	32,152

Source: ESRI / ArcGIS Business Analyst



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,840	22,202	69,918
2010 Population	3,770	22,697	73,848
2026 Population	4,530	24,104	78,403
2031 Population	4,658	24,635	79,280
2026-2031 Growth Rate	0.56 %	0.44 %	0.22 %
2026 Daytime Population	3,978	20,452	72,530

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	1,478	8,540	27,197	less than \$15,000	192	979	2,162
2010 Total Households	1,478	8,814	29,134	\$15,000-\$24,999	198	804	1,750
2026 Total Households	1,869	9,923	32,152	\$25,000-\$34,999	127	818	2,194
2031 Total Households	1,943	10,261	32,800	\$35,000-\$49,999	165	969	3,137
2026 Avg. Household Size	2.4	2.42	2.42	\$50,000-\$74,999	255	1,473	4,913
2026 Owner Occupied Housing	1,367	7,027	23,359	\$75,000-\$99,999	209	1,443	4,669
2031 Owner Occupied Housing	1,436	7,374	24,116	\$100,000-\$149,999	447	1,869	6,916
2026 Renter Occupied Housing	502	2,896	8,793	\$150,000-\$199,999	162	991	3,339
2031 Renter Occupied Housing	507	2,886	8,684	\$200,000 or greater	115	578	3,073
2026 Vacant Housing	50	467	2,023	Median HH Income	\$74,867	\$73,184	\$83,556
2026 Total Housing	1,919	10,390	34,175	Average HH Income	\$90,165	\$89,115	\$104,725



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



Tori Mathews
Director of Asset Management
210-801-8514 tori@spigelproperties.com



Mary Brown
614-360-2030 mary@spigelproperties.com

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