



## RG Properties

### OVERVIEW

The I-70/Hoke Road intersection in Englewood, Ohio is strategically located near the “Crossroads of America”, the intersection of I-75 and I-70 northwest of Downtown Dayton. Aptly named because it is one of the busiest interchanges of two Interstate highway systems which extend from Michigan to Florida north to south and from Utah to Pennsylvania to the West and East. Construction will soon be complete on a 5 year, \$145 Million upgrade of the I-75/I-70 interchange, which will improve traffic flow on this major interchange, which currently carries more than 171,540<sup>u</sup> vehicles per day. These improvements have added to the appeal of surrounding commercial and industrial centers such as the I-70/Hoke Road interchange in Englewood.

The close proximity of this site to this interstate system has already spawned a large amount of industrial development focused on trucking and distribution logistics. In fact, the City of Englewood recently announced a \$500,000 infrastructure investment at the Otterbein Commerce Park immediately south of our site at the same intersection. This infrastructure provides the utilities and road systems that will result in the addition of nearly 600 new high paying jobs in the immediate area.

Englewood has always been known for its positive attitude toward development and business. This strong business orientation has resulted in more than 200 businesses that now call Englewood “home”. In fact, the City of Englewood was recently named the best overall community in the Dayton-Springfield MSA, according to Smart Moves, a software modeling system that takes into consideration various statistical facts. Englewood boasts the most affordable housing while maintaining the lowest overall local taxes of the competing communities. As important, the City of Englewood enjoys the lowest overall crime rate in the area, an important factor to consider when choosing a location from which to serve the northwest portion of the Dayton MSA.

Because of its strategic location and adjacent and nearby highway systems, **Hoke Crossing** is ideal for serving a large trade area. Not only does this location attract the customers currently shopping in Northwest Dayton and Englewood, it will also draw from outlying and more rural communities such as Union, New Lebanon and Brookville.



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Samaritan North Hospital completed a \$35 million expansion of their hospital facility. The Dayton YMCA just opened a 62,000 square foot state-of-the-art fitness and activity facility approximately 2 miles north of the site at Hoke and National Road north of the site. This YMCA has already attracted 6,000 members since its opening in February 2002. Kettering Medical Center has leased 20,000 square feet in the facility as a wellness and referral facility with medical care professionals on site.

**Hoke Crossing** is anchored by a 203,091 square foot Wal-Mart Supercenter which opened in March 2005. In 2006 additional retail space was built adding Radio Shack, Great Clips, Citi Financial and Harlan Dental to the market. In 2008 Sonic joined Bob Evans on an outlet.

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<sup>11</sup> ODOT Traffic Monitor Section, 2006