

Dayton, Ohio Greater West Dayton Market Analysis

Challenge:

Analyze the Greater West Dayton area and its eighteen neighborhoods to determine potential future revitalization and development opportunities regarding retail, education, commercial, industrial, arts and entertainment, recreation and sports

Approach:

- Understand the Greater West Dayton community in terms of its history, current demographic trends, lifestyles, and economic structure
- Assess market opportunities and challenges for potential retail, restaurant, arts, entertainment, office, commercial and residential uses in the area
- Tour and analyze the market area and identify “hot spots” of revitalization and redevelopment activities, as well as missing physical amenities, such as retail, business, education and entertainment/recreational offerings

Recommendations:

- Pursue an aggressive land banking effort to cut housing vacancies
- Recruit both chain and independent retailers into the market, especially grocers to fix current “food desert” status of area
- Expand arts, entertainment and recreation offerings to meet needs of residents
- Create incubation and small business clusters within the area to create job opportunities and mitigate the current trend of job loss
- Pursue redevelopment of brown fields with private sector focusing on the creation of jobs

