



TOWNSHIP SQUARE

1191 Miamisburg Centerville Rd, Dayton, OH 45459

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DEMOGRAPHICS

1 MILE

 6,829
Estimated population

 10,378
Estimated daytime population

 \$103,091
Average household income

 3,490
Households

3 MILE

 61,174
Estimated population

 51,091
Estimated daytime population

 \$111,088
Average household income

 27,933
Households

5 MILE

 169,519
Estimated population

 90,769
Estimated daytime population

 \$113,963
Average household income

 73,017
Households

DRIVE TIME POPULATION

5
Min  12,132

10
Min  81,051

15
Min  228,714

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

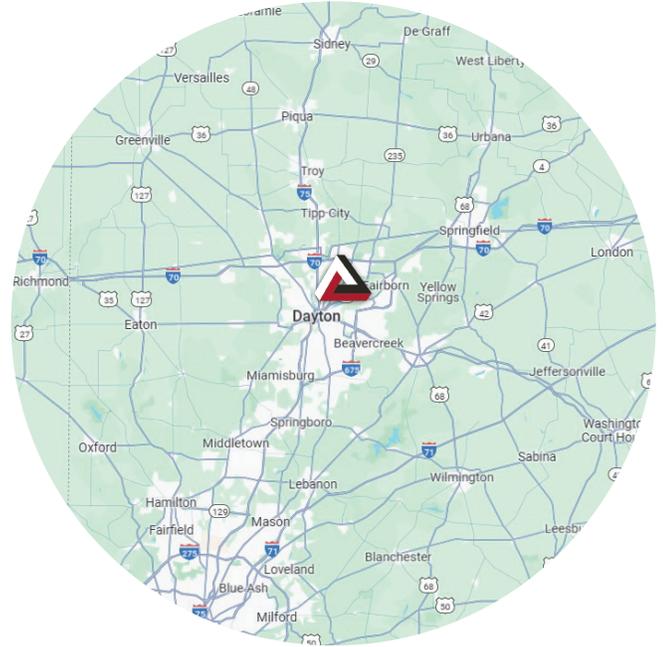
| SUITE | TENANT | SIZE | SUITE | TENANT | SIZE | SUITE | TENANT | SIZE |
|-------|---------------------------|------------|-------------|-----------------------------|------------------|-------|----------------|----------|
| | Sam's Club | 128,262 SF | 1057 | Bibibop Asian Grill | 2,872 SF | 1165 | PNC Bank | 4,000 SF |
| 1047 | Piada Italian Street Food | 3,200 SF | 1059 | Coming Available | 1,127 SF | 1173 | Uptown Kloth | 2,000 SF |
| 1051 | Chipotle Mexican Grill | 2,960 SF | 1061 | Tokyo Grill Sushi & Hibachi | 4,380 SF | 1189 | FedEx Office | 4,606 SF |
| 1053 | Coldstone Creamery | 1,840 SF | 1065A | At Lease | 3,296 SF | 1191 | DiBella's Subs | 3,879 SF |
| | | | 1065 | Available | 12,106 SF | | | |



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HIGHLIGHTS

- 12,106 SF and 1,127 SF retail coming available.
- Property anchored by Sam's Club, and co-tenants include PNC Bank, FedEx, and Dibella's Submarines.
- Close to the Dayton Mall with area retailers including Whole Foods, Target, Walmart, and Dick's Sporting Goods.
- Ideal location on the SR 725 (Miamisburg Centerville Road) retail corridor (24,800 VPD).
- Less than a mile from Interstate 675 and 2.2 miles from Interstate 75.



24,996 on Miamisburg Centerville Rd
7,154 on McEwan St



Right In/ Right Out on Miamisburg Centerville Rd
Right In/Right Out on Lyons Rd



Monument and facade signage available.



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