



## TOWNSHIP SQUARE

1191 Miamisburg Centerville Rd, Dayton, OH 45459





## 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			

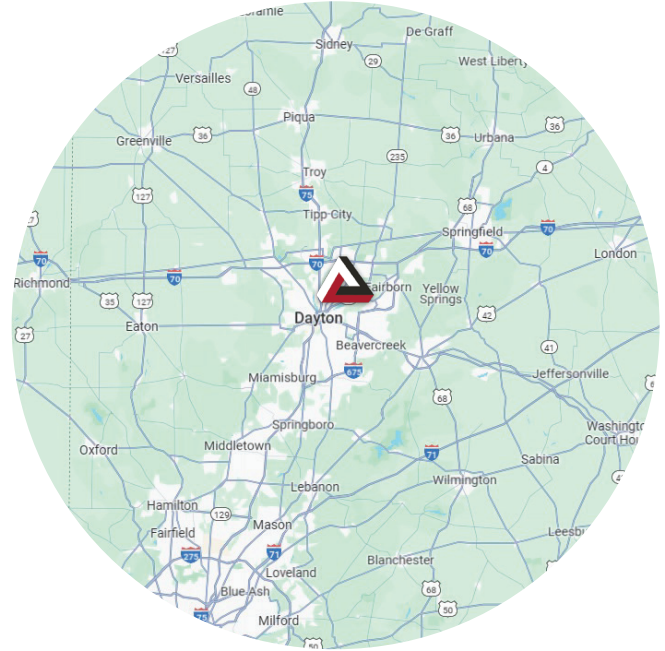


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## HIGHLIGHTS

- 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.

