



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  12,132
Min

10  81,051
Min

15  228,714
Min

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

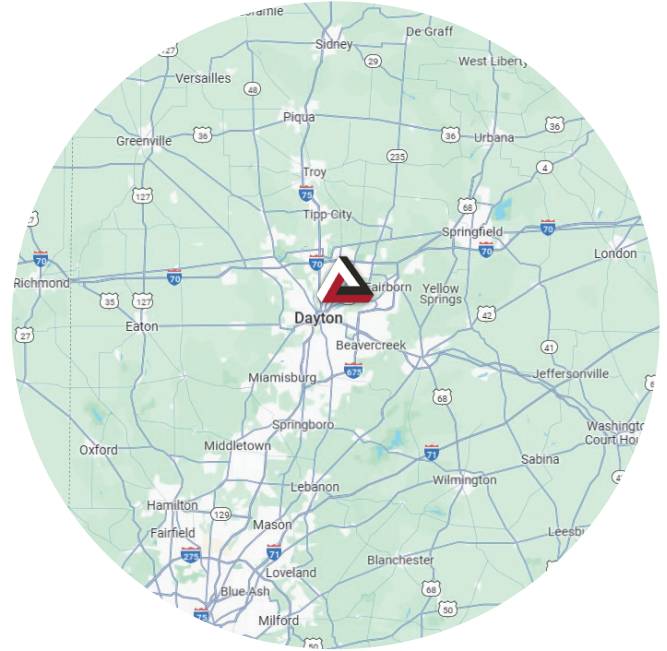
| SUITE | TENANT | SIZE | SUITE | TENANT | SIZE | SUITE | TENANT | SIZE |
|-------|---------------------------|------------|--------|-----------------------------|----------|-------|----------------|----------|
| | Sam's Club | 128,262 SF | 1061 | Tokyo Grill Sushi & Hibachi | 4,380 SF | 1165 | PNC Bank | 4,000 SF |
| 1047 | Piada Italian Street Food | 3,200 SF | 1063 | At Lease | 3,296 SF | 1173 | Available | 2,000 SF |
| 1051 | Chipotle Mexican Grill | 2,960 SF | 1065-A | Available | 8,023 SF | 1189 | FedEx Office | 4,606 SF |
| 1053 | Coldstone Creamery | 1,840 SF | 1065-B | Available | 4,083 SF | 1191 | DiBella's Subs | 3,879 SF |
| 1057 | Bibibop Asian Grill | 2,872 SF | | | | | | |
| 1059 | goGlow | 1,127 SF | | | | | | |



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HIGHLIGHTS

- 2,000 SF to 12,106 SF of divisible retail space available.
- The property is anchored by Sam's Club, and includes Coldstone Creamery, Chipotle, FedEx, and PNC Bank.
- 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.
- OH Broker of records is Adam L Slutzky, Lic #BRKP 2014003037



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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