

# RETAIL FOR LEASE

## Imperial Square

810-852 Watertower Lane Dayton, OH 45449

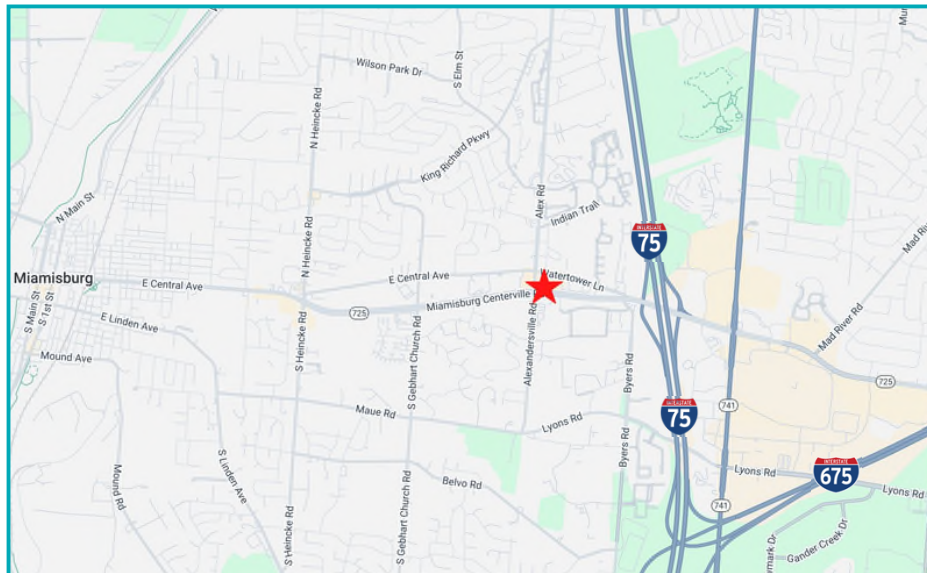


## Features

- **SF Available:** 1,140 – 22,090
- **NEW:** Roof, asphalt, paint, lighting and monument signage
- **NOW OPEN:** Sheetz Fuel and Convenience Store
- Over **350** parking spaces
- Close proximity to I-75, Kettering Health, Miamisburg Hospital, shopping, and restaurants
- Join Sheetz, NAPA Auto Parts, Yellow Rose, Sparky's Lounge, Changes Hair Studio & Cousin Vinny's Pizza

[Drone Footage](#)

[View Property](#)





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### Area Information

2025 Est.	1 Mile	3 Miles	5 Miles
Population	8,101	61,833	122,454
Households	3,851	28,392	53,109
Avg. HH Income	\$55,736	\$71,917	\$78,324
Total Employees	7,461	34,785	72,539

### Traffic Counts



**26,607**

Vehicles Per Day  
on Miamisburg  
Centerville Rd.



**49,509**

Vehicles Per Day  
on I-75





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Commercial Real Estate Solutions®




## Equity Broker Contact



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