

IMPERIAL SQUARE

RETAIL FOR LEASE

810-852 WATERTOWER LANE
DAYTON, OHIO 45449



LAURI SULLIVAN (STEFANOU)
SENIOR VICE PRESIDENT

MOBILE 513.604.1414 | DIRECT 513.842.9504
LSTEFANOU@EQUITY.NET

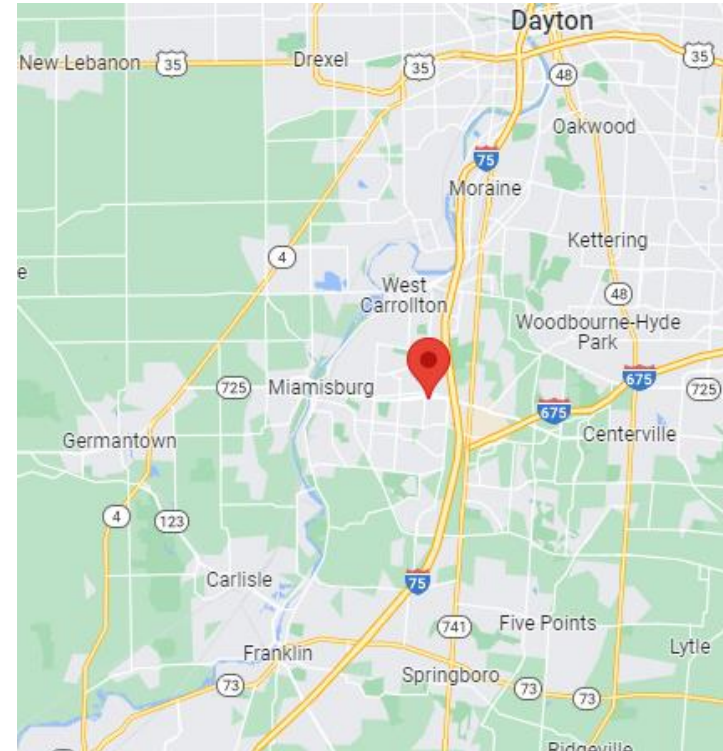


PROPERTY HIGHLIGHTS

- 1,140 – 22,090 SF Available
- Center has new roof, new paving, new paint, new lighting and new monument signage
- Excellent location at high traffic intersection of Miamisburg-Centerville Road, Alex Road, and Watertower Lane
- Close proximity to I-75, Kettering Health Miamisburg Hospital, shopping, and restaurants
- Sheetz Gas Station/convenience store to be developed in the front parking lot of the property (former US Bank building)
- Join Yellow Rose, Napa Auto Parts, Hooks Fish & Chicken, Changes Salon, Cousin Vinny's Pizza, and Sparky's Lounge
- Highly visible signage opportunities along Miamisburg-Centerville Road
- Call the Broker for additional information

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AERIAL & SIGNAGE

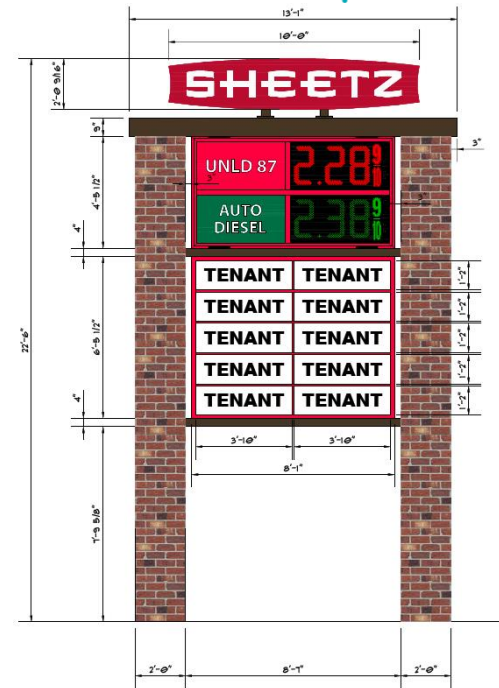
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RENDERINGS (Sheetz)



AVAILABLE

1,140 – 22,090 SF IN-LINE

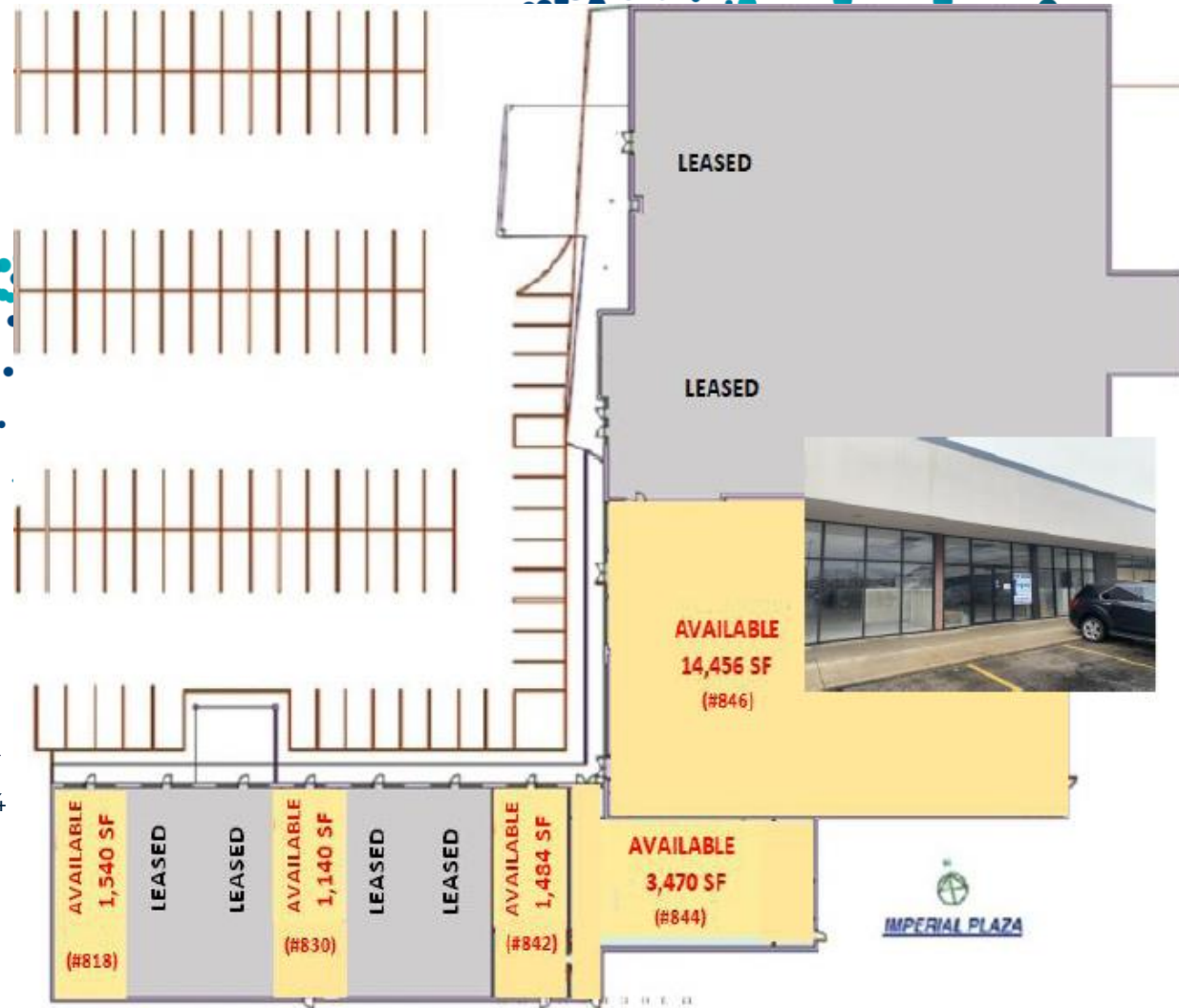
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SITE AERIAL



equity | brokerage

KEY FACTS



818 Watertower Ln, Dayton, Ohio, 45449
Ring: 3 mile radius

Key Facts

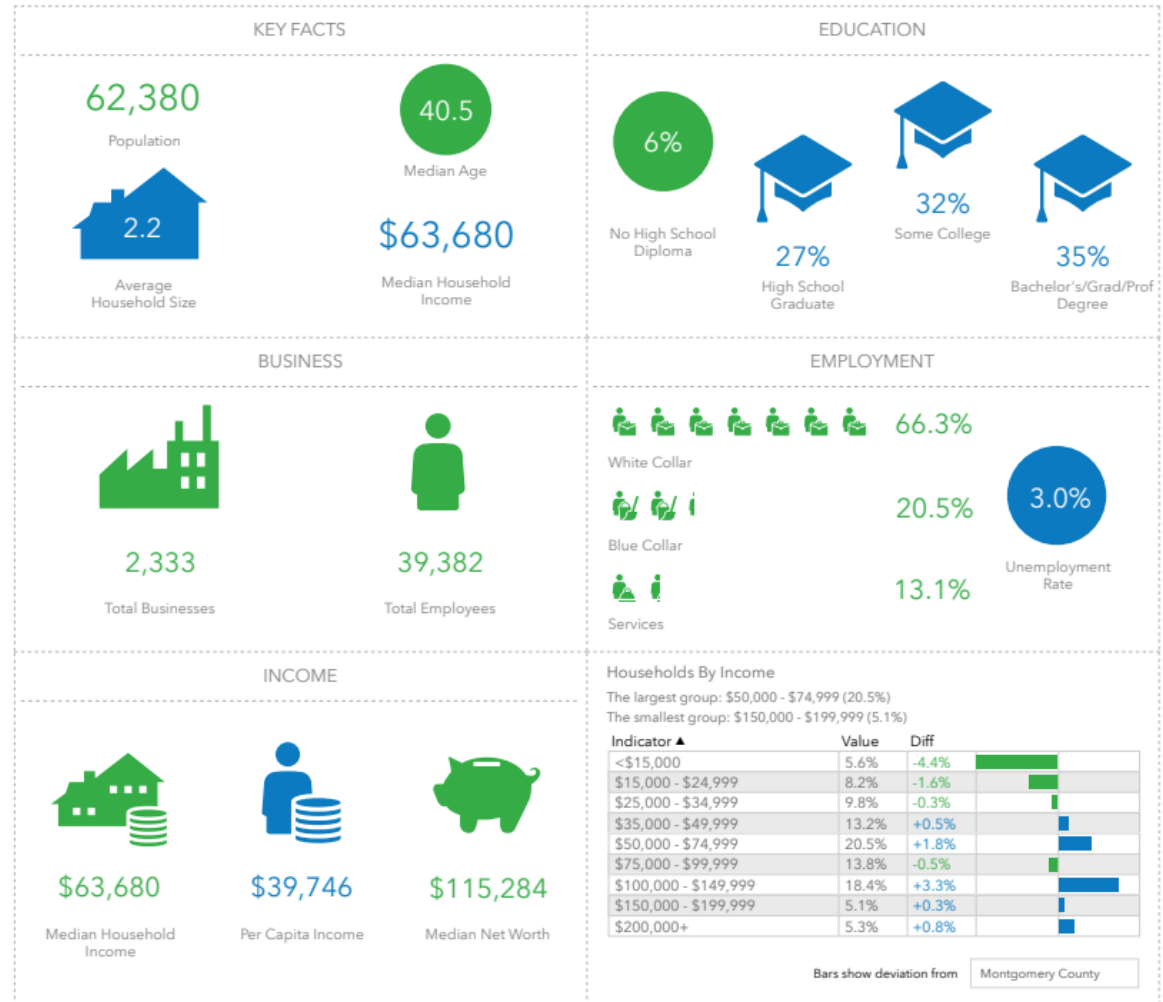
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What's in My Community?

Places that make your life richer and community better

818 Watertower Ln, Dayton, Ohio, 45449
1 mile



AREA INFORMATION

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SHOPPING AND SPENDING

818 Watertower Ln, Dayton, Ohio, 45449
Ring: 3 mile radius

Shopping

132 2022 Shopped at Speedway/6 Mo: Index
Which is more than 80% of all ZIP Codes

96 2022 Ordered Automotive Prod
Online/6 Mo: Index
Which is less than 80% of all ZIP Codes

104 2022 Bought Juice Drink at C-Store/30
Days: Index
Which is more than 80% of all ZIP Codes

113 2022 Bought Gift/Prepaid Cards:
Mastercard/6 Mo: Index
Which is more than 80% of all ZIP Codes

Disposable Income for this Area



\$69,146 ↓

Average Disposable Income is \$330 lower than
Ohio, which has a value of **\$69,476**