

Austin Landing

10050 INNOVATION DRIVE | MIAMISBURG, OH 45342



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AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- **1,515 SF - 25,000 SF available for lease**
- Dominant mixed-use center located directly off Interstate 75 at Austin Boulevard, servicing both the Cincinnati and Dayton market
- 460,515 SF of retail, restaurants, and entertainment; 422,871 SF of class A office; 274 luxury apartments and two hotels consisting of 233 rooms
- This dynamic center offers a culture of fun, shopping, work and play by providing retail, office, hospitality and multi-family residential
- Join national retailers like Kroger, Kohl's, HomeGoods, Old Navy, TJ Maxx and many others
- Restaurants include BJ's Restaurants, Chuy's, Firebirds Wood Fired Grill, Panera Bread, Chipotle, and Dewey's Pizza amongst others

TRAFFIC COUNTS

- 133,728 (25) VPD: I-75 - North of Austin Blvd
- 124,071 (25) VPD: I-75 - South of Austin Blvd
- 29,953 (25) VPD: Austin Blvd - In front of Site
- 21,143 (25) VPD: SR 741

2025 EST. DEMOGRAPHICS

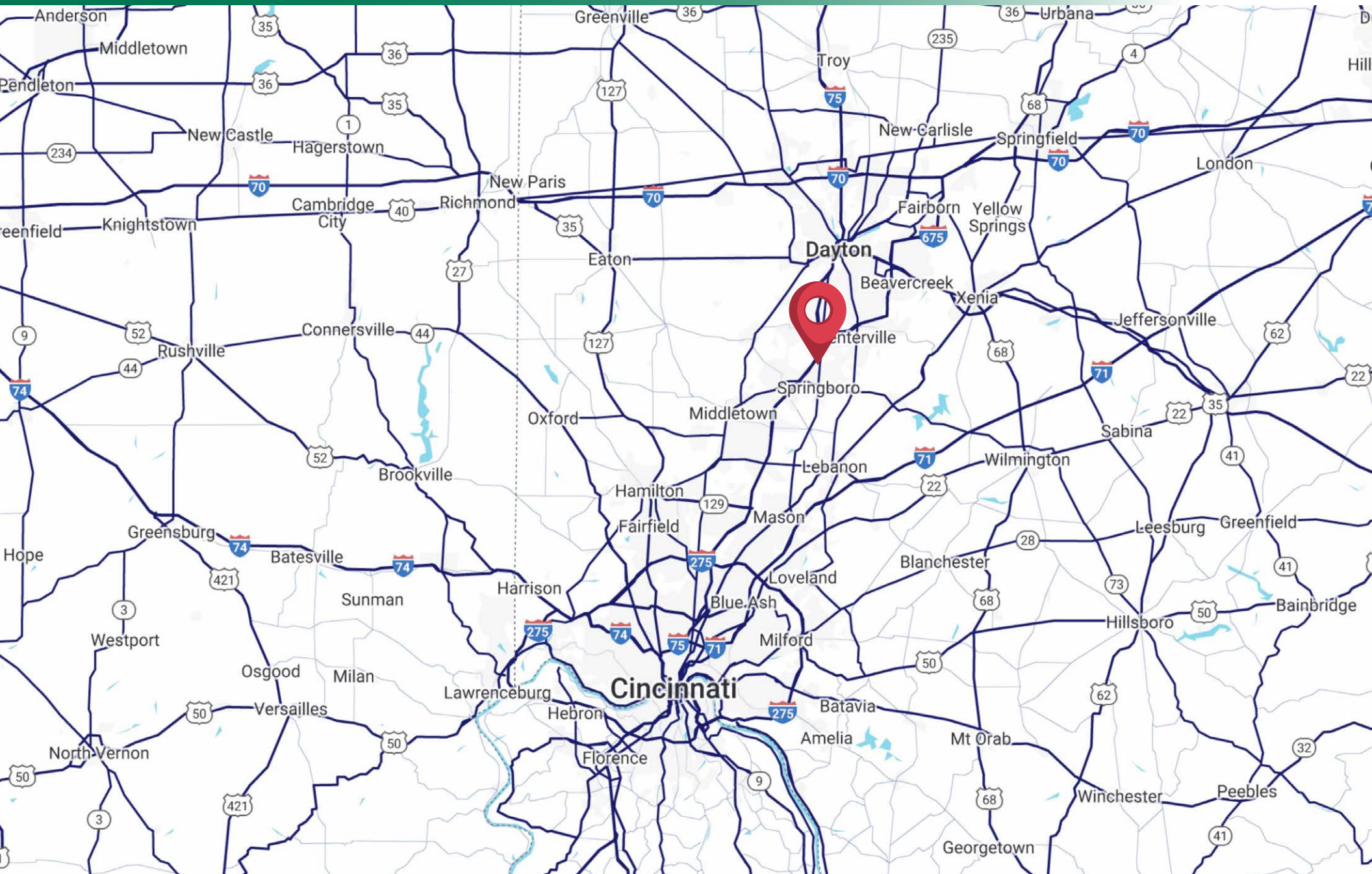
	3 MILE	5 MILES	10 MILES
POPULATION	48,549	134,095	364,986
HOUSEHOLDS	20,733	56,059	151,979
AVG HH INCOME	\$127,696	\$125,743	\$116,060
EMPLOYEES	26,397	56,504	131,907



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SITE PLAN

SUITE	TENANT	SF	SUITE	TENANT	SF
1	Hilton Garden Inn	N/A	26	Chuy's	7,757
2	Staybridge Inn	N/A	27	Cold Stone Creamery	1,237
3	Anthony Vince Nail Spa	3,929	28	Dewey's Pizza	3,720
4	AT&T	2,130 SF	29	ele' Cake Co	4,056
5	AVAILABLE	3,000	30	Firebirds Wood Fired Grill	6,800
6	Going Going Gone	50,470	31	Five Guys Burger & Fries	2,481
7	Pure MD	1,488	32	Frutta Bowls	1,359
8	Great Clips	1,350	33	Big Chicken	2,211
9	HomeGoods	45,000	34	Noodles & Co	2,704
10	Jungle Red Salon	3,110	35	Panera Bread	4,322
11	Kohl's	87,327	36	Cinepolis Theater	52,750
12	Kroger	97,000	37	The Park at Austin Landing	N/A
13	AVAILABLE	2,800	38	Bike Hub	N/A
14	Old Navy	18,237	39	Event Space	N/A
15	Petland	5,017	40	Club Pilates	2,280
16	Spavia	3,198	41	Cyclebar	3,200
18	TJ Maxx	45,000	42	Orangetheory Fitness	2,951
19	Wing Eyecare	3,434	43	The Flats at Austin Landing	N/A
20	Another Broken Egg	3,537	44	AVAILABLE	1,681
21	Park Grille & Bar	6,200	45	Sweat Houz	1,646
22	Kawa Sushi	6,200	46	Golf Exchange	3,200
23	BJ's Restaurant	8,376	47	AVAILABLE	1,515
24	Buffalo Wild Wings	5,145	48	AVAILABLE	13,000
25	Chipotle	2,300	49	Card Stock	1,301

AVAILABLE PAD SITES		
NUMBER	TENANT	SF
40	AVAILABLE	5,800
41	AVAILABLE	2,500
42	AVAILABLE	7,900
50	AVAILABLE	25,000
54	AVAILABLE	10,000



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