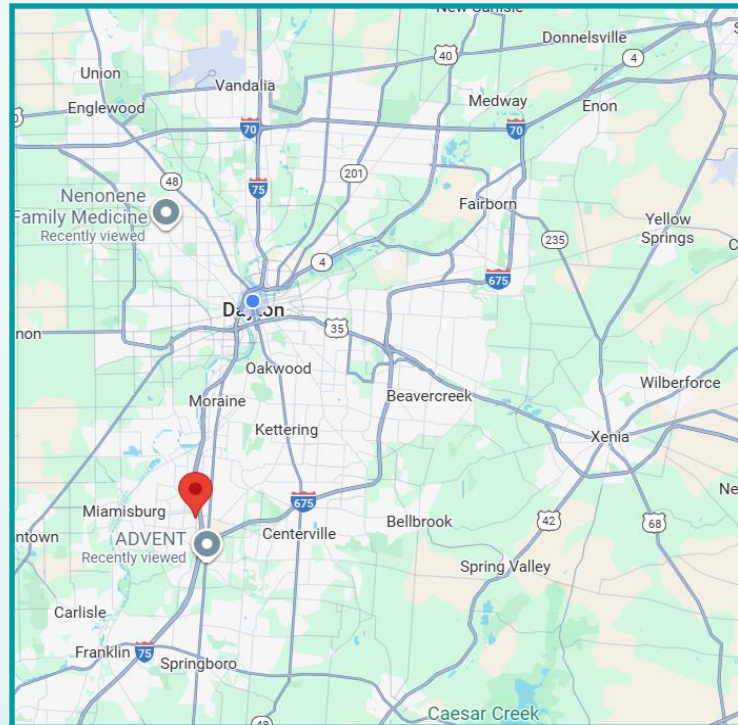




PROPERTY HIGHLIGHTS

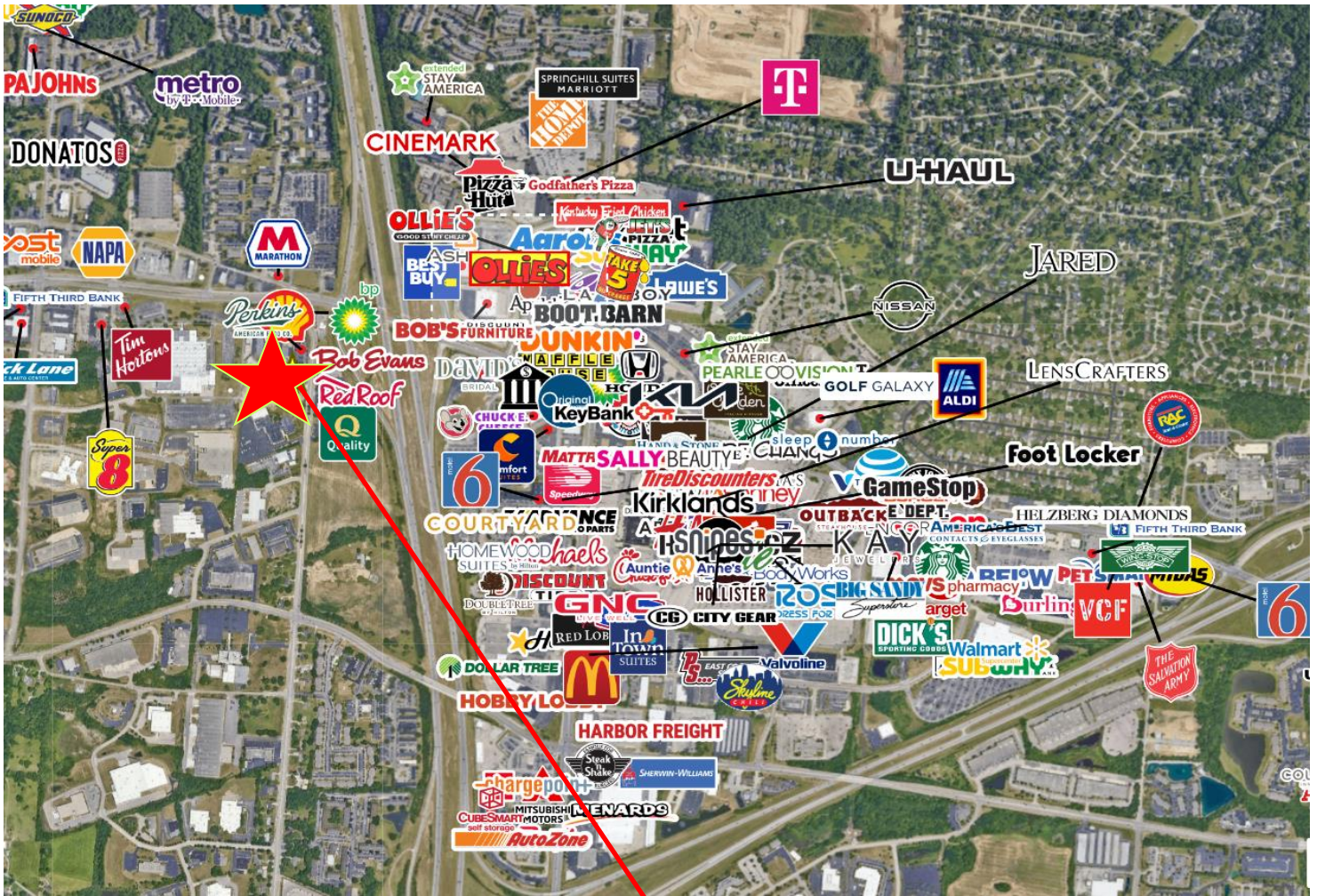
- 12,303 sq ft shopping plaza
- 1,235 sq ft available
- Nice shopping center with plenty of parking
- Space is wide open and can easily accommodate a variety of Office or Retail uses
- New signage boxes are being installed on the façade for tenant use
- Great tenant mix, come join Big A BBQ & Grill, State Farm and Las Penas Mexican Grocery Store
- Conveniently located in Miamisburg on busy Byers Road off main thoroughfare Miamisburg Centerville Road with over 27,654+ cpd at the traffic light and just .2miles off of I-75, Exit 44
- For Lease - \$14.00 PSF + \$3.50 NNN



For More Information, Please Contact:

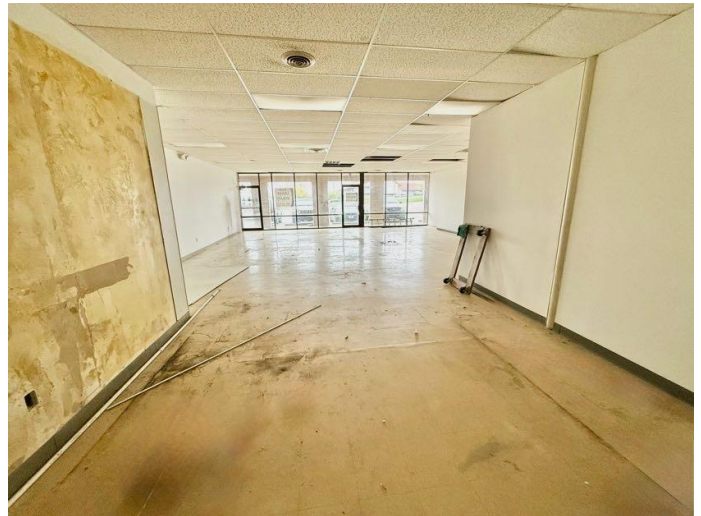
Tracey Herron | Sr. V.P. of Sales & Leasing
Mobile: 937.216.4636
therron@equity.net

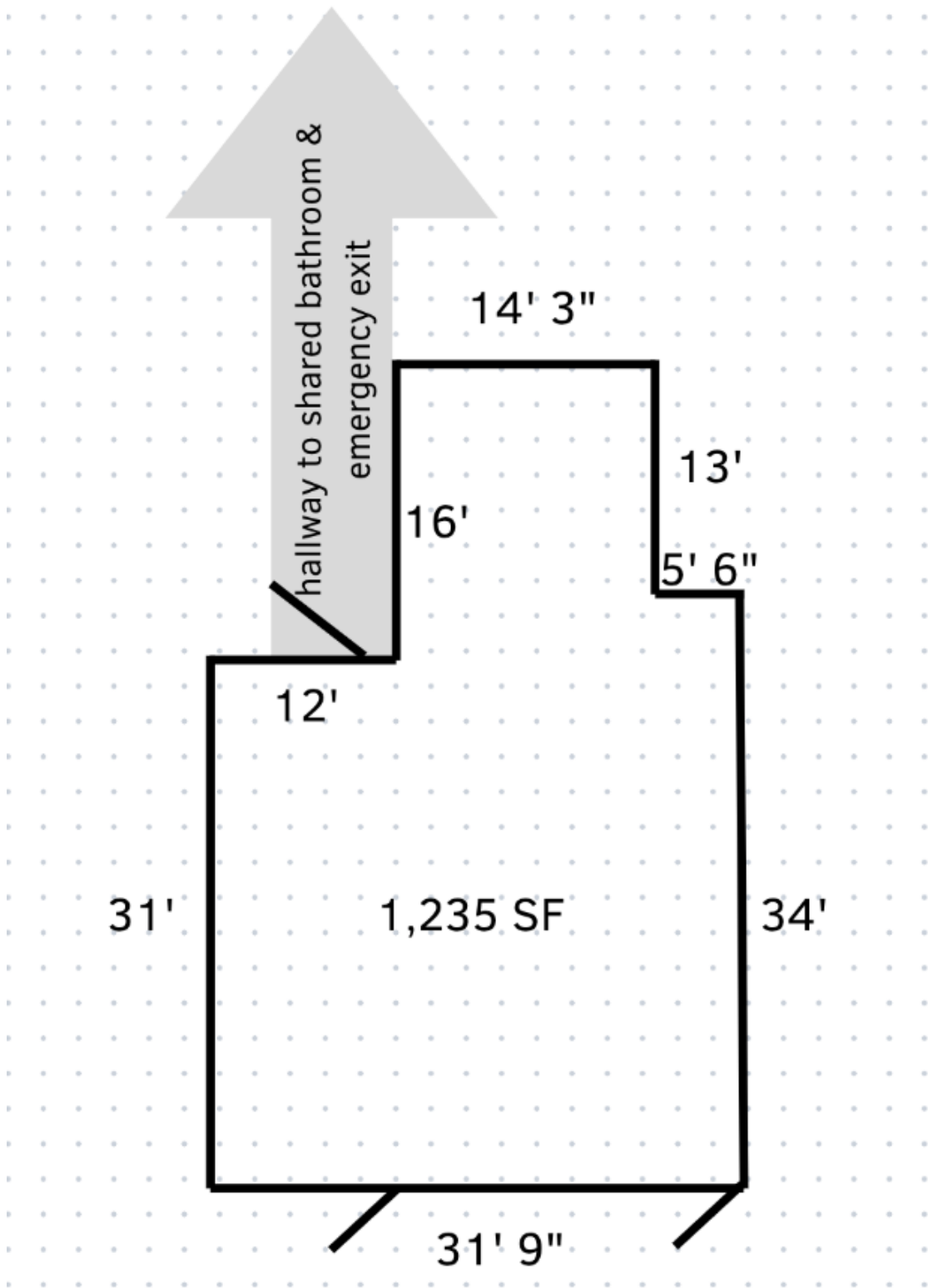
Bre Brown | Advisor
Mobile: 937.416.5553
brebrown@equity.net





**Space
has two
front
doors**





DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,373	65,092	132,460
Average HH Income	\$75,038	\$111,722	\$124,629
Daytime Employee Population	15,097	68,415	147,506