

MAD RIVER STATION

2661-2777 Miamisburg-Centerville Road (SR 725), Miami Twp., OH 45459

1,512 - 25,038 SF
Retail Space Available



Property Details:

- New ownership planning renovations!
- Centrally located in the heart of the Miamisburg-Centerville trade corridor, with over 31,000 cars passing the site daily.
- New tenants Golf Galaxy and Skechers (opened 2025) and Bank of America opening soon.
- Easy access to Interstates 75 and 675, with strong area demographics and new housing developments nearby.
- Prominent pylon signage on Miamisburg-Centerville Road

Area Traffic Generators:



Demographics:

2025 Estimates	1 Mile	3 Mile	5 Mile	10 Mile
Population	4,135	65,784	149,922	434,520
Households	2,035	29,899	65,277	182,799
Average HH Income	\$86,424	\$110,211	\$118,738	\$106,404
Total No. of Employees	6,690	34,822	67,003	171,519

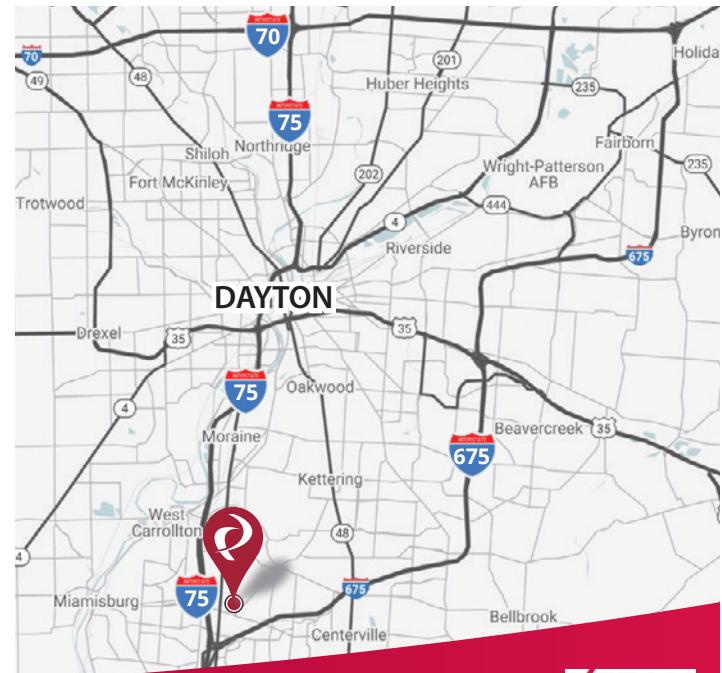
Traffic Counts:

Inrix 2023	ADT
Miamisburg-Centerville Road (SR 725)	31,113
I-675	61,693

Contact:

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XTEAM
RETAIL ADVISORS

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Market Aerial



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Site Plan



Suite	Tenant	SF
#2751	POTENTIALLY AVAILABLE	6,696 SF
#2745	AVAILABLE	1,512 SF
#2741	AVAILABLE	2,556 SF
#2737	AVAILABLE	2,577 SF
#2735	Pearle Vision	3,776 SF
#2723	Phenix Salon	6,824 SF
#2713	AVAILABLE	3,014 SF
#2709	AVAILABLE	3,922 SF
#2707	AVAILABLE	4,191 SF
#2703	AVAILABLE	2,233 SF
#2691	POTENTIALLY AVAILABLE	25,038 SF
#2777	AVAILABLE 6/1/2026	10,111 SF
#2765	Starbucks	2,289 SF
#2759	AVAILABLE	2,073 SF
#2619	Aldi (not owned)	
#2799	Bank of America	6,930 SF
#2661	Golf Galaxy	20,000 SF
#2661	Skechers	9,500 SF

Ownership open to combining or demising spaces.

2ND FLOOR OFFICE SPACE ALSO AVAILABLE

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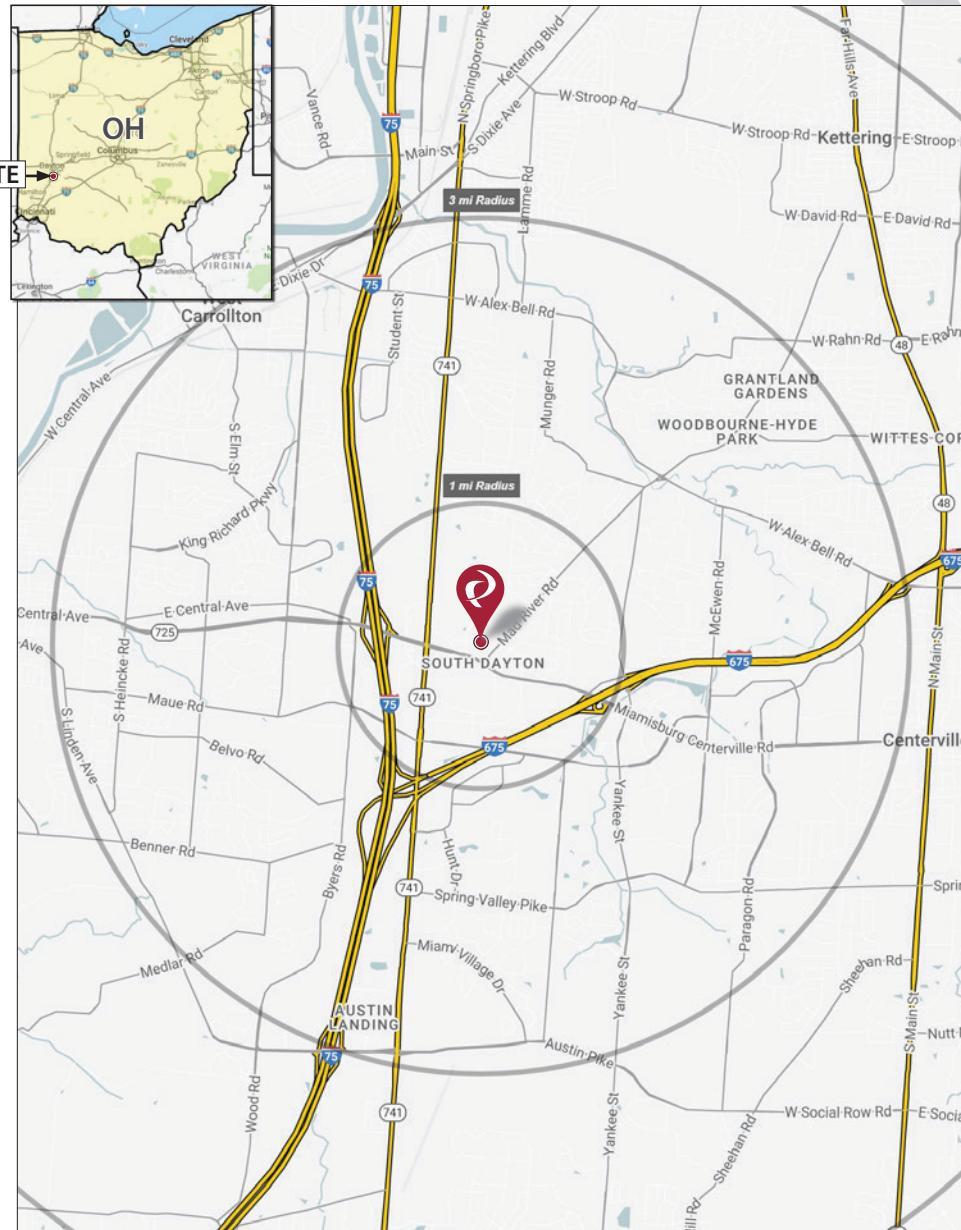
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Market Map and Demographics



Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.6377/-84.218

2717 Miamisburg Centerville Rd

Dayton, OH 45459

Population

	1 mi radius	3 mi radius	5 mi radius	10 mi radius
2025 Estimated Population	4,135	65,784	149,922	434,520
2030 Projected Population	4,004	64,707	149,350	434,963
2020 Census Population	4,461	67,293	150,930	425,747
2010 Census Population	4,379	65,058	143,474	413,137
Projected Annual Growth 2025 to 2030	-0.6%	-0.3%	-	-
Historical Annual Growth 2010 to 2025	-0.4%	-	0.3%	0.3%
2025 Median Age	45.8	41.4	41.7	39.5

Households

	2025 Estimated Households	2030 Projected Households	2020 Census Households	2010 Census Households	Projected Annual Growth 2025 to 2030	Historical Annual Growth 2010 to 2025
2025 Estimated Households	2,035	29,899	65,277	182,799	-	-
2030 Projected Households	1,981	29,553	65,365	184,528	-	-
2020 Census Households	2,159	30,128	65,176	177,978	-	-
2010 Census Households	2,102	28,807	61,413	170,735	-0.5%	-0.2%
Projected Annual Growth 2025 to 2030	-0.5%	-0.2%	-	-	-0.2%	0.2%
Historical Annual Growth 2010 to 2025	-0.2%	0.3%	0.4%	0.5%	-0.2%	0.5%

Race and Ethnicity

	2025 Estimated White	2025 Estimated Black or African American	2025 Estimated Asian or Pacific Islander	2025 Estimated American Indian or Native Alaskan	2025 Estimated Other Races	2025 Estimated Hispanic
2025 Estimated White	77.7%	76.5%	79.8%	75.9%	-	-
2025 Estimated Black or African American	12.5%	12.2%	9.8%	15.3%	-	-
2025 Estimated Asian or Pacific Islander	4.2%	5.2%	4.7%	3.0%	-	-
2025 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.1%	0.2%	-	-
2025 Estimated Other Races	5.5%	6.0%	5.6%	5.7%	-	-
2025 Estimated Hispanic	4.1%	4.7%	4.2%	4.1%	-	-

Income

	2025 Estimated Average Household Income	2025 Estimated Median Household Income	2025 Estimated Per Capita Income
2025 Estimated Average Household Income	\$86,424	\$110,211	\$118,738
2025 Estimated Median Household Income	\$69,648	\$84,793	\$90,353
2025 Estimated Per Capita Income	\$42,757	\$50,249	\$51,823
			\$44,960

Education (Age 25+)

2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	1.9%	1.6%	2.2%
2025 Estimated Some High School (Grade Level 9 to 11)	2.7%	3.5%	3.4%	4.9%
2025 Estimated High School Graduate	23.9%	22.9%	21.3%	24.4%
2025 Estimated Some College	22.7%	18.9%	19.2%	20.6%
2025 Estimated Associates Degree Only	9.9%	11.4%	10.5%	9.8%
2025 Estimated Bachelors Degree Only	24.8%	23.6%	24.9%	21.2%
2025 Estimated Graduate Degree	14.3%	17.7%	19.0%	16.9%

Business

2025 Estimated Total Businesses	346	2,640	5,704	14,792
2025 Estimated Total Employees	6,690	34,822	67,003	171,519
2025 Estimated Employee Population per Business	19.3	13.2	11.7	11.6
2025 Estimated Residential Population per Business	12.0	24.9	26.3	29.4

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