



## University Place

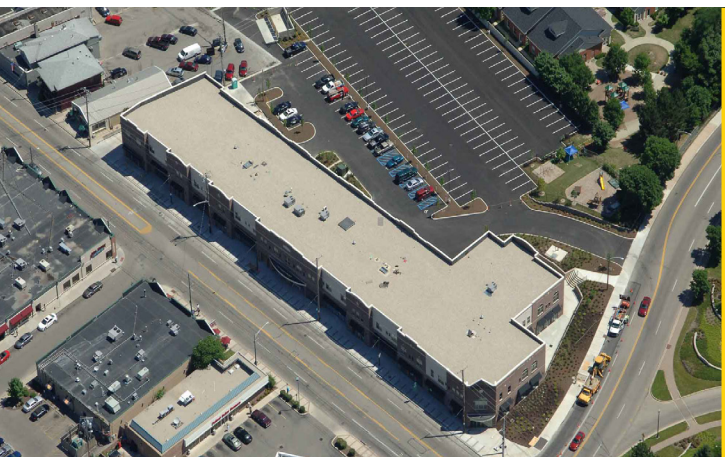
1200 Brown Street  
Dayton, Ohio 45409

**LEASE RATE:**  
**\$25.00 PSF NNN**

### Property Highlights

- New retail/student housing development featuring over 25,000 sq. ft. of retail space on street level and approx. 50 graduate student apartments on 2nd floor.
- Located at the highly visible corner of Brown and Stewart Streets with over 30,000 vehicles/day.
- Over 112,200 people within 3 miles and over 250,000 people within 5 miles, including professional, medical and corporate associates, as well as residents from the affluent areas of Oakwood and Kettering.
- Adjacent to University of Dayton and its 10,500 students and over 1,900 full time employees, near Miami Valley Hospital, the Dayton region's largest medical complex, and in close proximity to the 12,000 seat University of Dayton arena.

Join a growing retail/restaurant area including Starbucks, Panera Bread, Dewey's Pizza and more.



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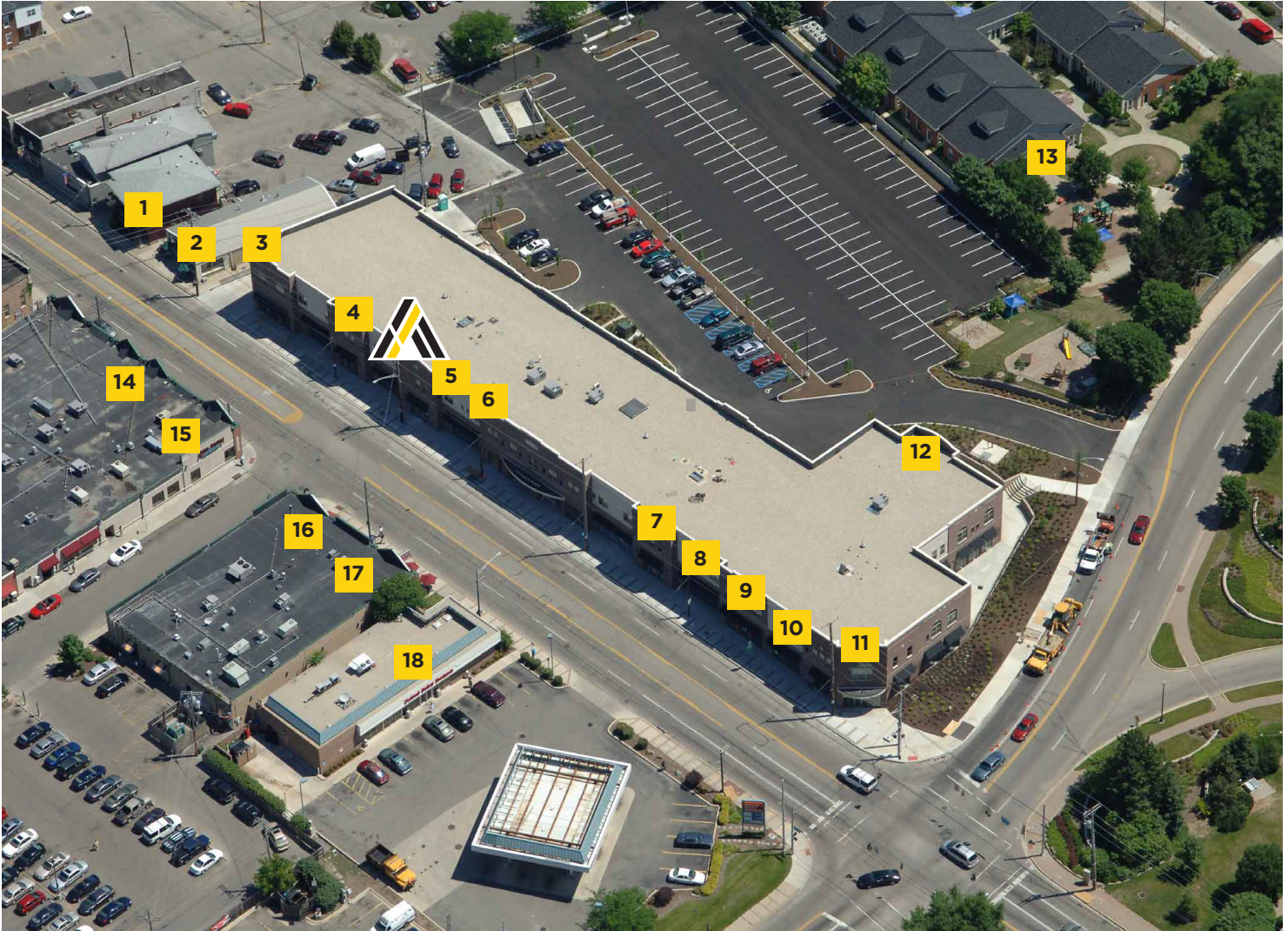


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## Aerial and Location Map



- |                           |                                    |                          |
|---------------------------|------------------------------------|--------------------------|
| 1. Square One Salon & Spa | 9. Zombie Dogz                     | 17. Chipotle             |
| 2. Starbucks              | 10. Walgreens Pharmacy             | 18. United Dairy Farmers |
| 3. Lee's                  | 11. El Rancho Grande               |                          |
| 4. Duck Donuts            | 12. Smash Burger                   |                          |
| 5. Fusian                 | 13. Bombeck Family Learning Center |                          |
| 6. Potbelly Sandwich Shop | 14. Jimmy John's                   |                          |
| 7. Bibibop Asian Grill    | 15. Penn Station                   |                          |
| 8. Flyer Spirit           | 16. Panera Bread                   |                          |

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## Floor Plan

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Brown St. & Stewart St.

