



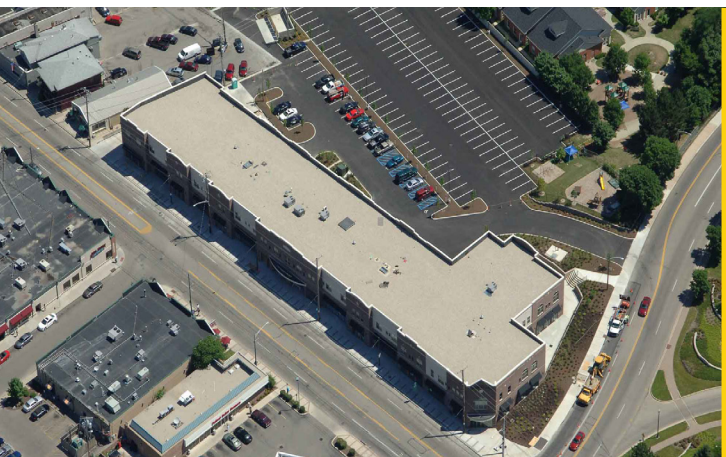
University Place

1200 Brown Street
Dayton, Ohio 45409

LEASE RATE:
\$28.00 PSF NNN

Property Highlights

- Retail/Student Housing development featuring over 25,000 SF of retail space on street level and approximately 50 graduate student apartments on 2nd floor.
- Located at the highly visible corner of Brown Street and Stewart Street 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 2,200 full time employees, near Miami Valley Hospital, the Dayton region's largest medical complex, and in close proximity to the 13,400 seat University of Dayton arena.
- Join a growing retail/restaurant area including Starbucks, Panera Bread, Dewey's Pizza and more.



Aaron Savino, SIOR

Principal

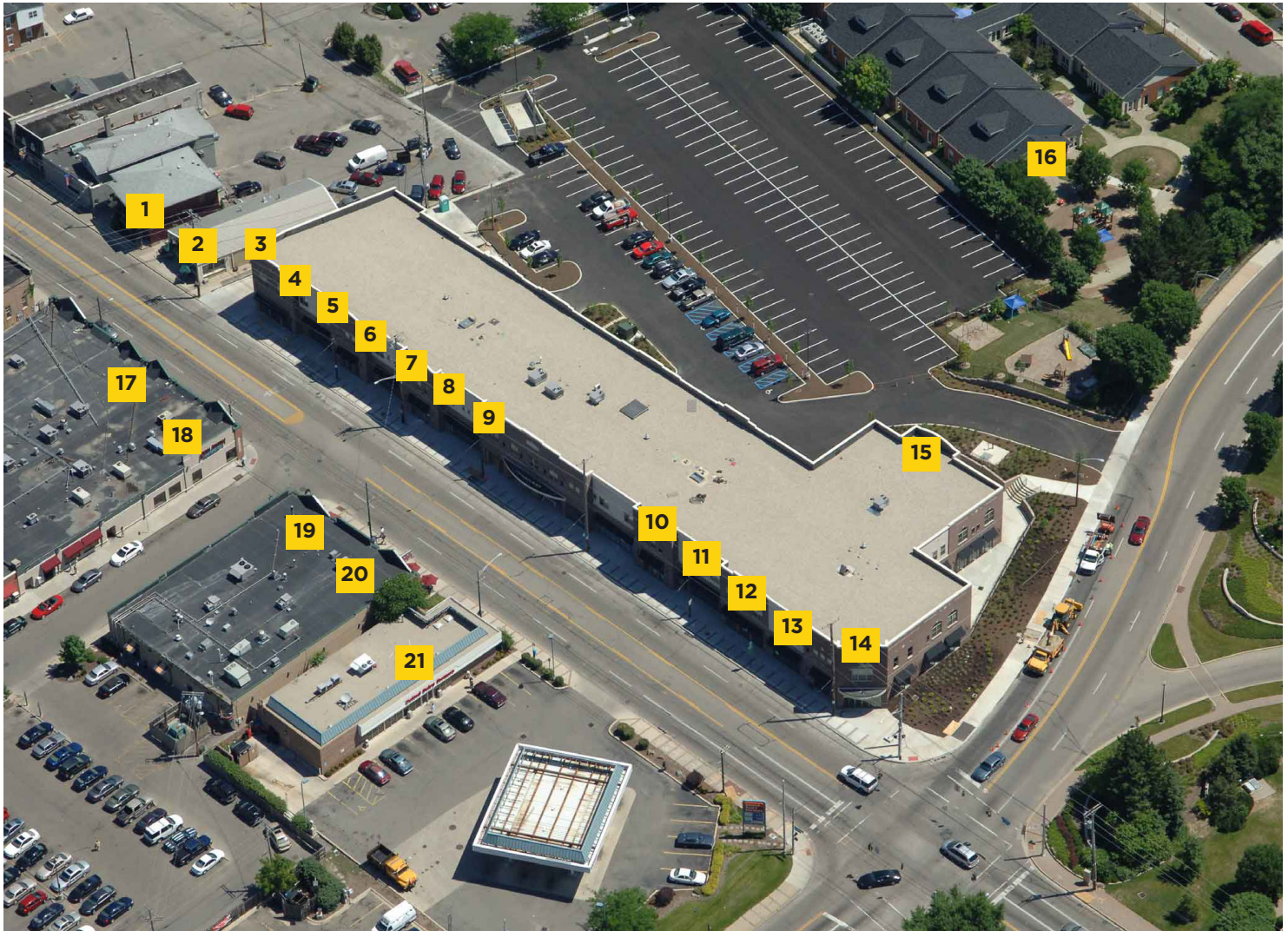
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Aerial and Location Map



1. Square One Salon & Spa
2. Starbucks
3. Lee's
4. Leased
5. Vacant - 2,000± SF
6. Duck Donuts
7. Runners Plus
8. Fusian
9. Potbelly Sandwich Shop

10. Bibibob Asian Grill
11. Flyer Spirit
12. Wizard of Za
13. Walgreens Pharmacy
14. El Rancho Grande
15. Vacant - 2,041± SF
16. Bombeck Family Learning Center

17. Jimmy John's
18. Penn Station
19. Panera Bread
20. Chipotle
21. United Dairy Farmers

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Floor Plan

University Place

Brown St. & Stewart St.

