

## MAD RIVER STATION

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

**1,512 - 6,936 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

### Demographics:

2024 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:

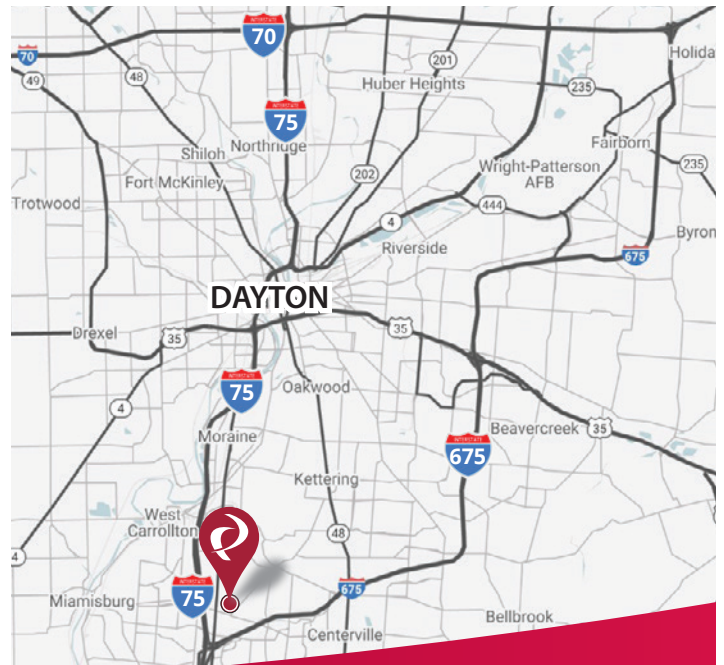
Inrix 2023	ADT
Miamisburg-Centerville Road (SR 725)	31,113
I-675	61,693

### Contact:

**Zachary Schunn**

513.489.3343 x5  
zschunn@edgegp.com

### Area Traffic Generators:



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**XTEAM**  
RETAIL ADVISORS

128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Market Aerial







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### Site Plan



### 2ND FLOOR OFFICE SPACE ALSO AVAILABLE

#### Amber Wenzler

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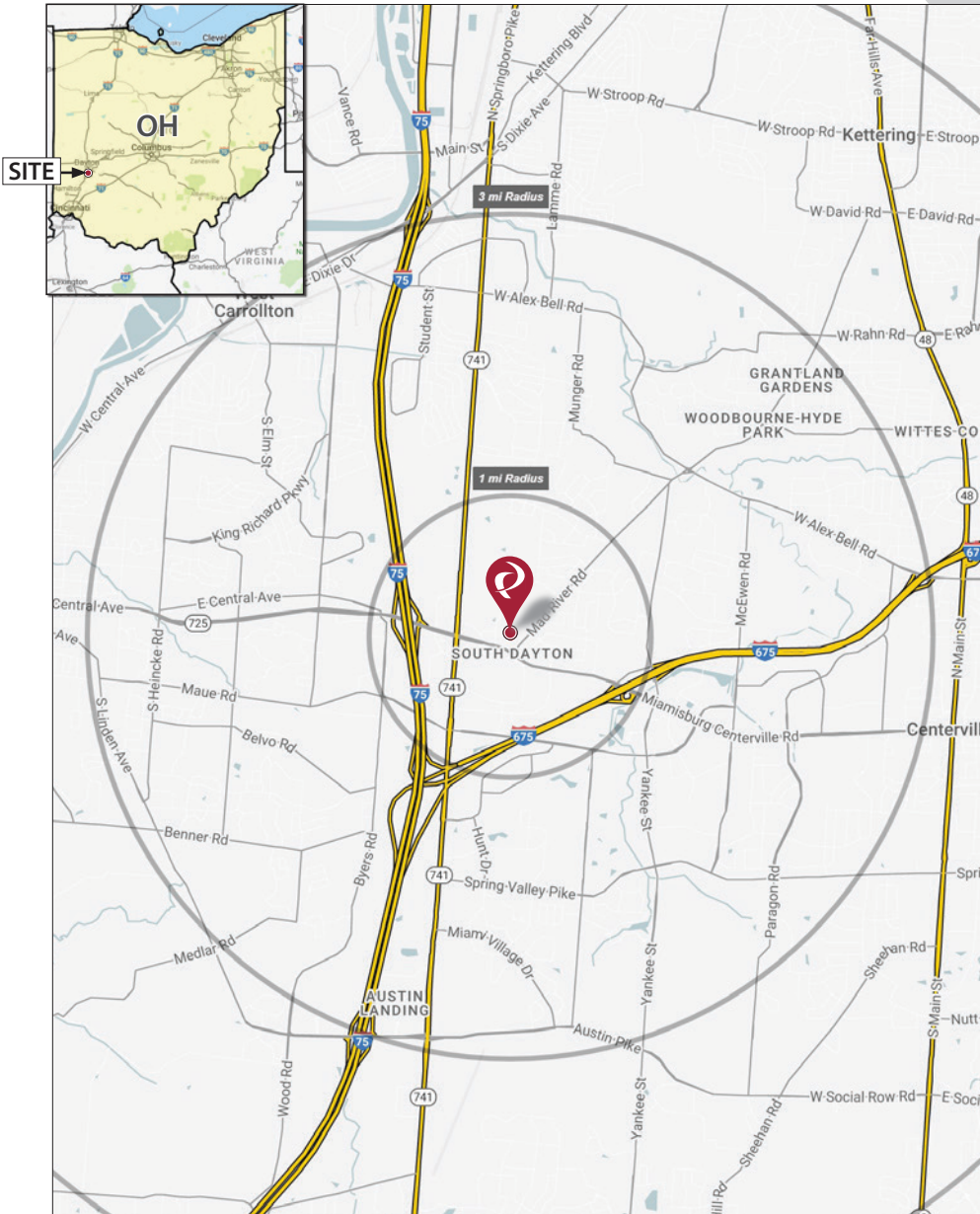
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Market Map and Demographics



## 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	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>				
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
<b>Households</b>				
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
Projected Annual Growth 2025 to 2030	-0.5%	-0.2%	-	0.2%
Historical Annual Growth 2010 to 2025	-0.2%	0.3%	0.4%	0.5%
<b>Race and Ethnicity</b>				
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%
<b>Income</b>				
2025 Estimated Average Household Income	\$86,424	\$110,211	\$118,738	\$106,404
2025 Estimated Median Household Income	\$69,648	\$84,793	\$90,353	\$83,818
2025 Estimated Per Capita Income	\$42,757	\$50,249	\$51,823	\$44,960
<b>Education (Age 25+)</b>				
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%
<b>Business</b>				
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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