



FORMER ANCHOR BOX at DAYTON MALL

2700 Miamisburg Centerville Road (SR 725), Dayton, OH 45459

f X in

513.489.3343
edgegp.com

227,070 SF on 15.62 Acres
Available for SALE



CONTACT

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DAYTON MALL



SITE

Miamisburg Centerville Rd

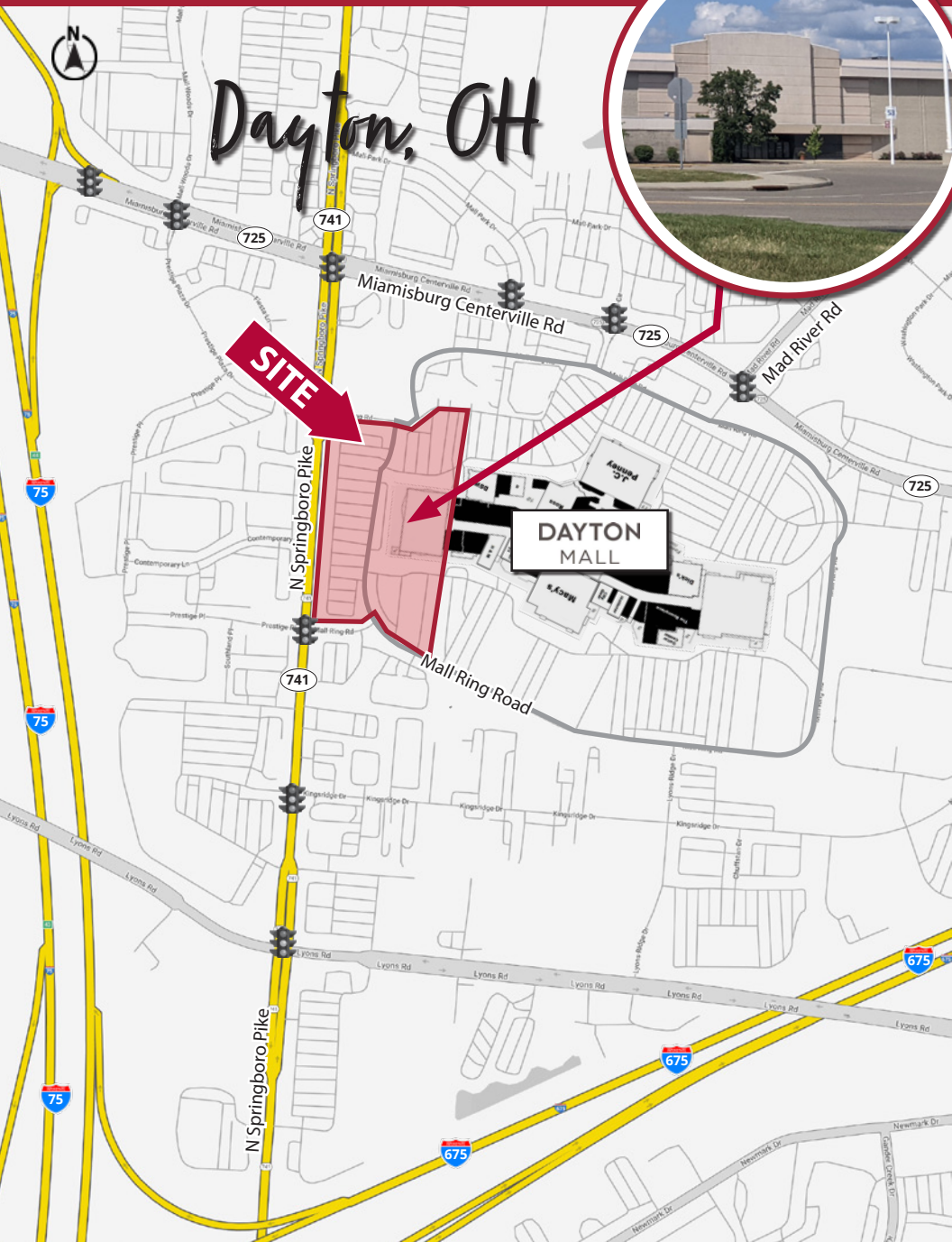
725

741

N Springboro Pike

741





PROPERTY DETAILS:

- 227,070 SF Former Elder Beerman in Dense & Affluent Pocket of Dayton, OH
- Large 15+ Acre Site with Prime Visibility on Springboro Pike (30+K ADT) and Easy Access to I-75 (119K ADT) and I-675 (62K ADT)
- 1,501 Feet of Frontage on 741/Springboro Pike
- Zoned B-3, Business District Zoning Allows for Adaptive Reuses
- Attached to Dayton Mall with 4.6M Visits per Year in the High-Traffic South Dayton Retail Corridor
- Positioned in a Growing Residential Area with 141,196 People and Average Household Income of \$93,988 Within a 5-mile Radius

DAYTON MALL CO-TENANCY:



RETAIL IN MARKET:



TRAFFIC COUNTS

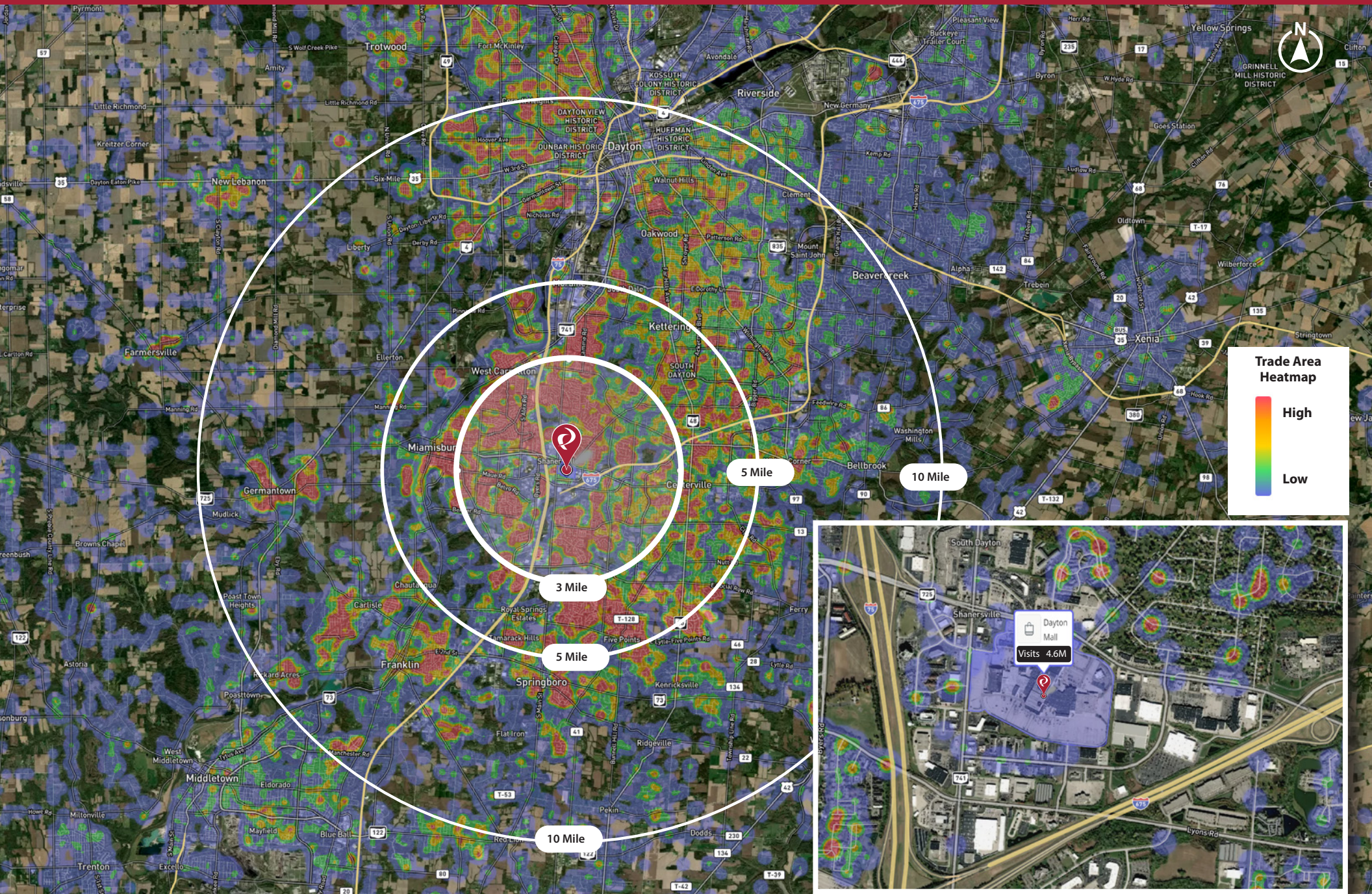
Inrix 2023

Miamisburg-Centerville Rd. (SR 725) at I-75	41,582 ADT
N Springboro Pike (SR 741)	30,518 ADT
Interstate 75	118,973 ADT

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	65,759	145,815	418,709
Households	29,654	63,287	177,051
Avg. Household Income	\$104,731	\$115,403	\$102,266
Daytime Employment	32,669	61,747	161,284







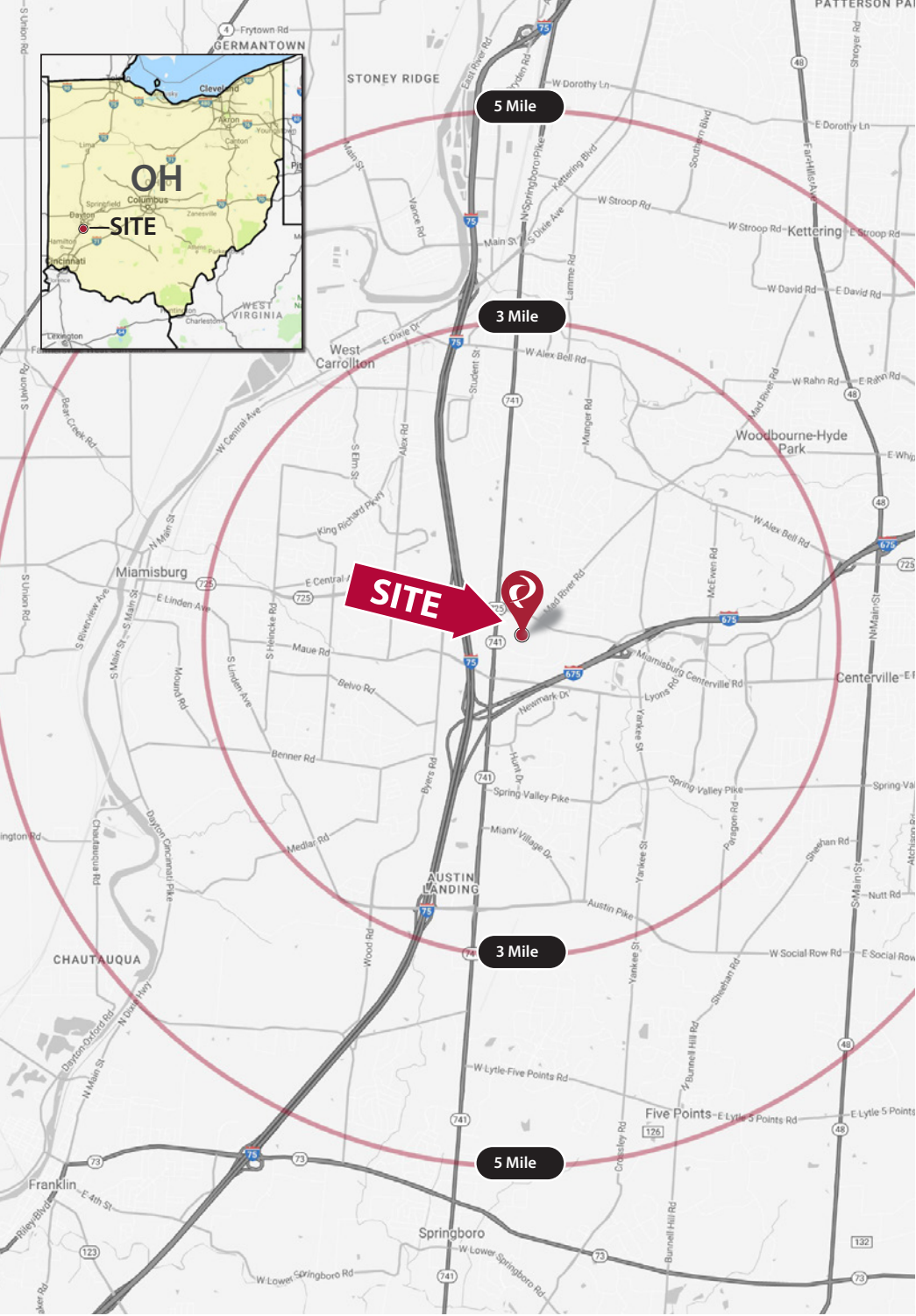
Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.6337/-84.221

2700 Miamisburg Centerville Rd Dayton, OH 45459	3 mi radius	5 mi radius	10 mi radius
Population			
2023 Estimated Population	65,759	145,815	418,709
2028 Projected Population	64,851	146,325	424,366
2020 Census Population	66,397	146,044	417,702
2010 Census Population	64,149	138,346	404,109
Projected Annual Growth 2023 to 2028	-0.3%	-	0.3%
Historical Annual Growth 2010 to 2023	0.2%	0.4%	0.3%
2023 Median Age	39.7	41.0	39.7
Households			
2023 Estimated Households	29,654	63,287	177,051
2028 Projected Households	28,342	61,758	175,740
2020 Census Households	29,596	62,665	174,648
2010 Census Households	28,280	58,817	167,110
Projected Annual Growth 2023 to 2028	-0.9%	-0.5%	-0.1%
Historical Annual Growth 2010 to 2023	0.4%	0.6%	0.5%
Race and Ethnicity			
2023 Estimated White	79.0%	82.2%	76.2%
2023 Estimated Black or African American	10.4%	8.0%	14.1%
2023 Estimated Asian or Pacific Islander	5.1%	4.6%	4.3%
2023 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%
2023 Estimated Other Races	5.4%	5.0%	5.2%
2023 Estimated Hispanic	3.8%	3.4%	3.8%
Income			
2023 Estimated Average Household Income	\$104,731	\$115,403	\$102,266
2023 Estimated Median Household Income	\$79,132	\$87,326	\$80,129
2023 Estimated Per Capita Income	\$47,366	\$50,201	\$43,489
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.4%	2.1%	2.3%
2023 Estimated Some High School (Grade Level 9 to 11)	4.1%	3.8%	5.5%
2023 Estimated High School Graduate	24.5%	22.6%	25.2%
2023 Estimated Some College	20.3%	20.5%	21.4%
2023 Estimated Associates Degree Only	10.0%	9.0%	9.1%
2023 Estimated Bachelors Degree Only	23.2%	24.2%	20.7%
2023 Estimated Graduate Degree	15.5%	17.7%	15.6%
Business			
2023 Estimated Total Businesses	2,404	5,344	13,996
2023 Estimated Total Employees	32,669	61,747	161,284
2023 Estimated Employee Population per Business	13.6	11.6	11.5
2023 Estimated Residential Population per Business	27.4	27.3	29.9

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1





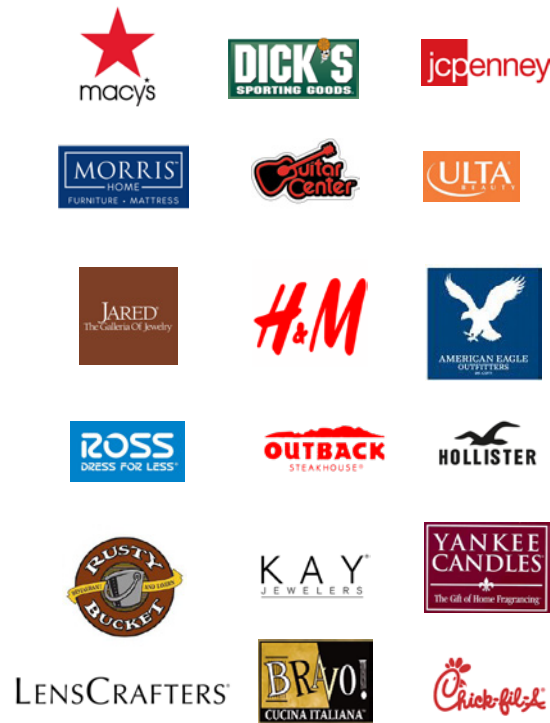
DAYTON MALL

Dayton Mall

is the largest regional mall in the Springfield-Dayton metro area, (1,443,878 GLA), serving Dayton, Centerville and Miamisburg.

Located in Miami Township, just 10 miles south of downtown Dayton at the intersection of State Routes 725 and 741, and convenient to Interstate I-75 and I-675, Dayton Mall is an easy drive from several markets near Dayton.

The mall has attracted millions of visitors since its grand opening in 1970. The mall's anchor stores are Dick's Sporting Goods, DSW, Guitar Center, H&M, JCPenney, Kirkland's, LensCrafters, Macy's, Morris Home Furniture, Ross Dress for Less, and Ulta Beauty.



Dayton

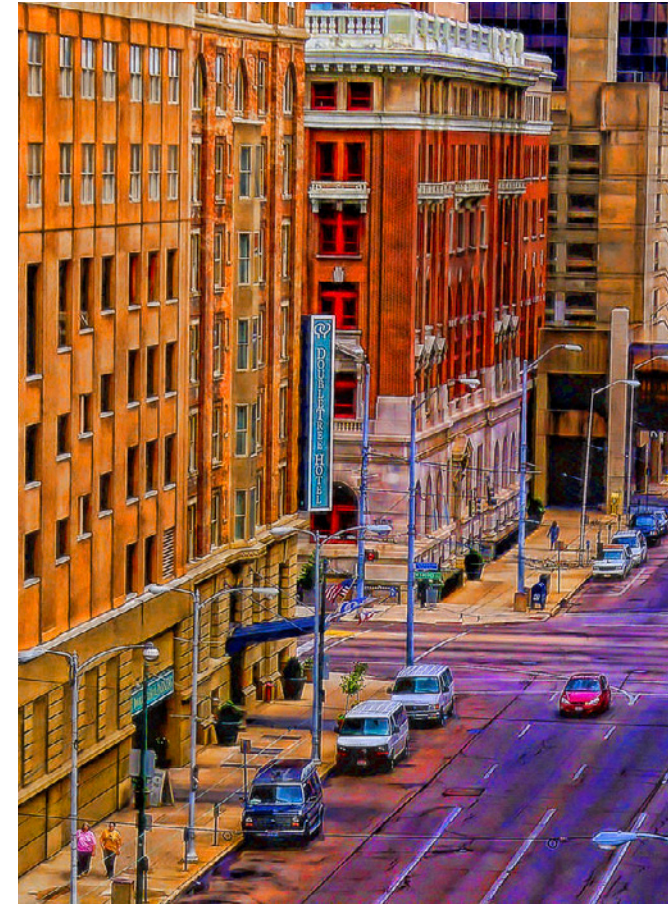
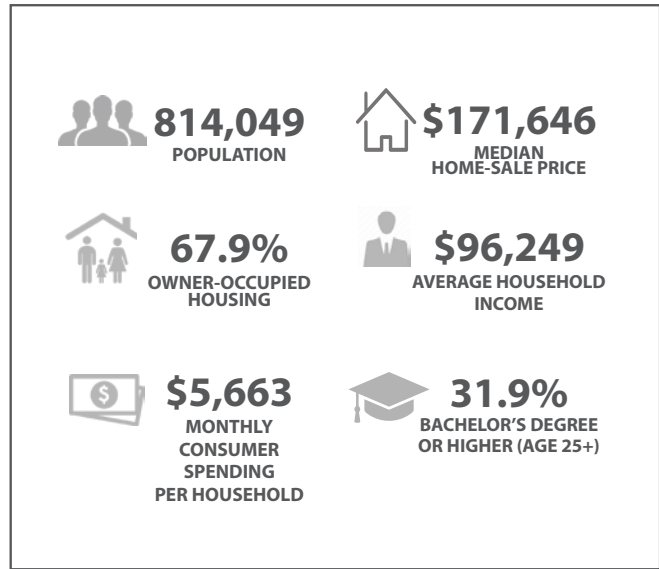
is the county seat of Montgomery County, Ohio and anchors the state's fourth-largest metropolitan area. As of the 2020 census, the Dayton metropolitan area had a population of 814,049 residents.

Dayton is located within Ohio's Miami Valley region, 50 miles north of Cincinnati and 60 miles west of Columbus. It is a principal city of the Dayton-Springfield-Sidney combined statistical area, home to a population of 1,086,512.

Dayton hosts significant research and development in the industrial, aeronautical, and astronautical engineering fields that have led to many technological innovations. Much of this innovation is due in part to Wright-Patterson Air Force Base and its place in the community and its association with aviation; due to being the longtime home of the Wright brothers.

Dayton is home to the National Museum of the U.S. Air Force, with a vast collection of aircraft from early 1900s planes to a space shuttle exhibit.

Miami Township is located in the fast-growing suburb of southern Dayton. As of the 2020 census, Miami Township had a population of 52,156.





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