



— 8950 MALL RING ROAD, DAYTON, OH 45459 —

2.01 ACRES | MALL RING ROAD

For Sale | Subject to Offer



The Offering

3CRE is excited to offer the 2.01-acre parcel on Mall Ring Road. This plot of land is just off of I-75, with easy access to numerous Dayton Suburbs. The property is located in a top market in N. Dayton, anchored by the Dayton Mall, Walmart, and Target. This area is strategically positioned to leverage its accessibility to major highways, including I-75 and I-675, which connect it seamlessly to other parts of the Dayton metropolitan area. The mall itself serves as a major commercial anchor, drawing consistent foot traffic and creating a vibrant environment. This site is surrounded by national retailers and restaurants that support an ecosystem that offers a wide range of retail and restaurant options for millions of visitors annually. Overall, the combination of location, visibility, and consumer diversity makes Mall Ring Road a prime location for businesses to thrive.

Property Highlights

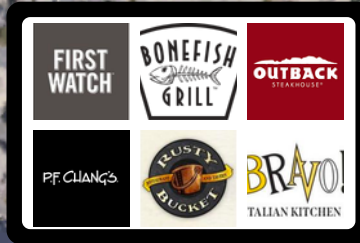
- 2.01 Acres
- Price - Subject to Offer
- Zoning: "B-3" Business District ([Article 19](#))
- Miami Township
- The vicinity of The Dayton Mall is a bustling commercial center poised for robust growth, marked by its prominent visibility, superb accessibility, and rising demand for new developments.

Market Overview

- **State Route 741:** 32,100 cars/day
- **State Route 725:** 37,125 cars/day
- **I-75:** 109,984 cars/day
- **I-675:** 44,200 cars/day
- **Dayton Mall Retail Hub Annual Visits:** 8.4 million
- **Walmart Annual Visits:** 2.3 million

INTERSTATE-75

109,984 Cars/Day



DAYTON MALL



CENTERVILLE



SUBJECT SITE



MIAMISBURG



INTERSTATE-675

44,200 Cars/Day



SPRINGBORO





Residential 

3- Mile	\$99,262 (Household Avg. Income)
5- Mile	\$106,630 (Household Avg. Income)
10-Mile	\$95,910 (Household Avg. Income)

Population 

3- Mile	64,883
5- Mile	149,486
10-Mile	418,372

Travel 

I-75	109,984 (Cars/Day)
I-675	44,200 (Cars/Day)
SR-741	32,100 (Cars/Day)

Retail 

Walmart	2.3 million Visitors (Annual)
Target	1.7 million Visitors (Annual)
Dayton Mall Retail Corridor	8.4 million Visitors (Annual)



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