

RETAIL/FLEX/ENTERTAINMENT/SPECIAL USE

SPACE FOR LEASE: 37,000-77,000 SF AVAILABLE

2700 MIAMISBURG CENTERVILLE RD., DAYTON, OH 45459



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PROPERTY HIGHLIGHTS

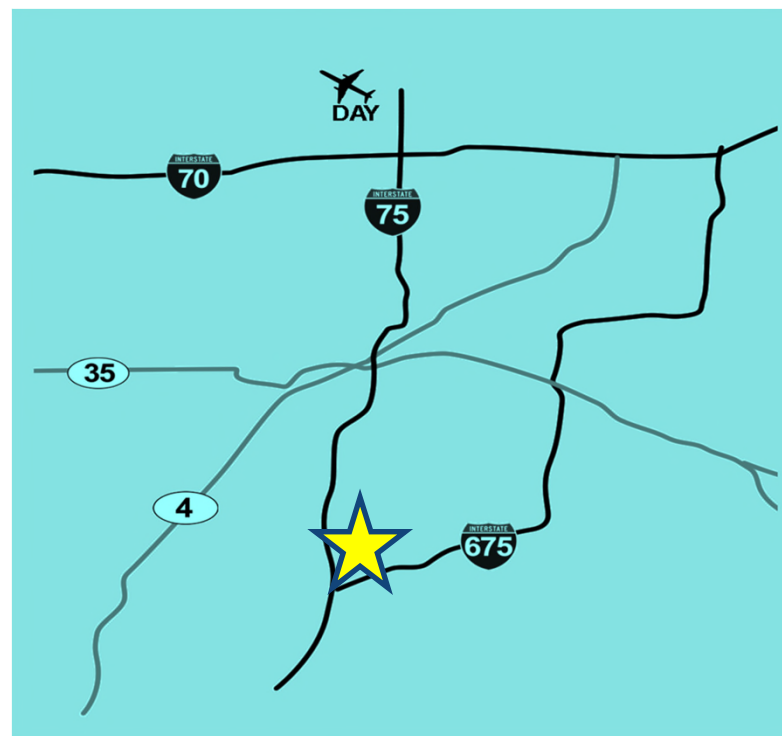
RETAIL / FLEX / ENTERTAINMENT / SPECIAL USE

37,000 - 77,000 SF AVAILABLE

2700 MIAMISBURG CENTERVILLE RD., DAYTON, OH 45459

FOR LEASE – Up to 77,122 SF

- **No City Income Tax** – Miami Township
- **Flexible Configurations:** Lease the 37,122 SF upper level, the 40,000 SF lower level, or combine both for a large-format use.
- **Prime Location:** Situated within (and metered separately from) the Crossroads building at the Dayton Mall in one of the area's busiest retail corridors with abundant parking and excellent visibility. Easy access from I-675 (102,416 vpd) and SR-725 (29,939 vpd).
- **Strong Surrounding Tenancy:** Anchored by major retailers including JCPenney, Macy's, and nearby Target, and Walmart Supercenter.
- **Unmatched Built-In Traffic:** Potential to draw customers from co-tenant, Crossroads, which is expected to attract more than 140,000 visitors- including families and weekday users- in its first year alone. That's in addition to over ~3.5 million shoppers at the Dayton Mall each year.
- **Separate Access Points:** Upper and lower levels feature independent entry options.
- **Versatile Use Potential:** Ideal for entertainment, fitness, education, breweries, flex retail, or creative office.
- **Position your business alongside other major anchors in a high-traffic retail hub.**



DAYTON MALL

Dayton Mall is the largest super-regional mall in the Dayton-Springfield metropolitan area, located in Miami Township, Montgomery County, Ohio, a suburb of Dayton. The mall's anchor stores are JCPenney and Macy's. Junior anchors are Dick's Sporting Goods, DSW, Guitar Center, H&M, Kirkland's, LensCrafters, Morris Home Furniture, Ross Dress for Less, and Ulta Beauty. Dayton Mall has 120+ shopping and dining options.

PHOTOS

Lower Level: 40,000 SF



Upper Level: 37,122 SF



Four
Docks
Available
For
Tenant
Use



TRANSFORMED SPACE

Crossroads received their space in the same *as-is* condition and transformed their section into a vibrant, functional environment. The available space offers the same opportunity: a blank canvas ready to fit your vision.



Crossroads drives consistent foot traffic throughout the week and weekend--operating during regular mall hours and attracting **1,700–4,000 visitors every Sunday**. Crossroads is estimated to see **140,000 annual visitors** and the Dayton Mall has **3.5 million shoppers** per year.

This is a prime opportunity to benefit from strong co-tenant synergy and capture customers from a well-established regional destination.



SPACE PLAN: LOWER LEVEL



SPACE PLAN: UPPER LEVEL



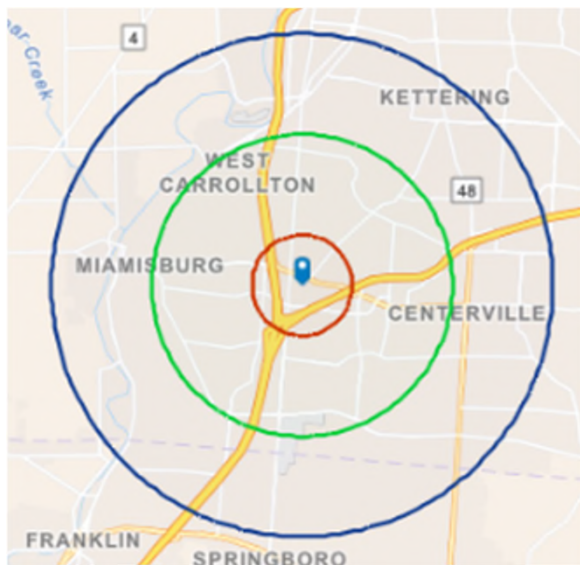
AERIAL



AERIAL



1-MILE RADIUS DEMOS



KEY FACTS

2,827
Population

1.9
Average
Household Size

45.6
Median Age

\$65,556
Median Household Income

BUSINESS

620

Total Businesses

9,847

Total Employees

EDUCATION

4%

No High School
Diploma

23%

High School
Graduate

32%

Some
College

41%

Bachelor's/Grad/Prof
Degree

INCOME

\$45,759
Per Capita
Income

\$65,556
Median
Household
Income

\$86,661
Average
Household
Income

EMPLOYMENT

64.5
White
Collar %

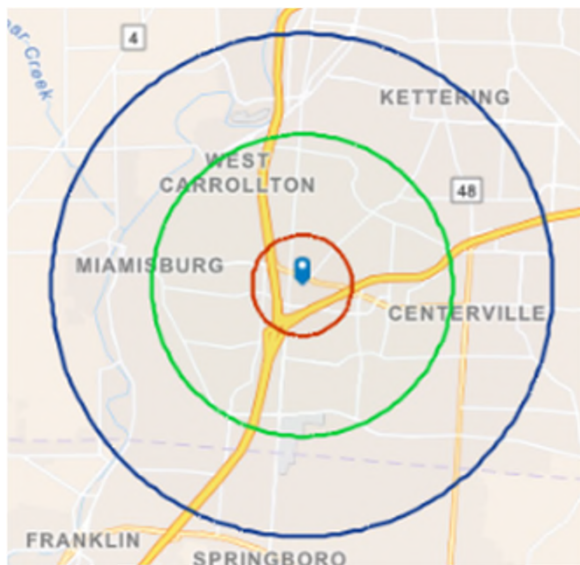
22.6
Blue
Collar %

13.0
Services
%

equity | brokerage

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3-MILE RADIUS DEMOS



KEY FACTS

65,200

Population



2.2

Average
Household Size



42.4

Median Age

\$76,262

Median Household Income

BUSINESS



2,723

Total Businesses



39,078

Total Employees

EDUCATION



5%

No High School
Diploma



23%

High School
Graduate



30%

Some
College



42%

Bachelor's/Grad/Prof
Degree

INCOME



\$48,002

Per Capita
Income



\$76,262

Median
Household
Income



\$106,010

Average
Household
Income

EMPLOYMENT



67.8

White
Collar %



18.1

Blue
Collar %



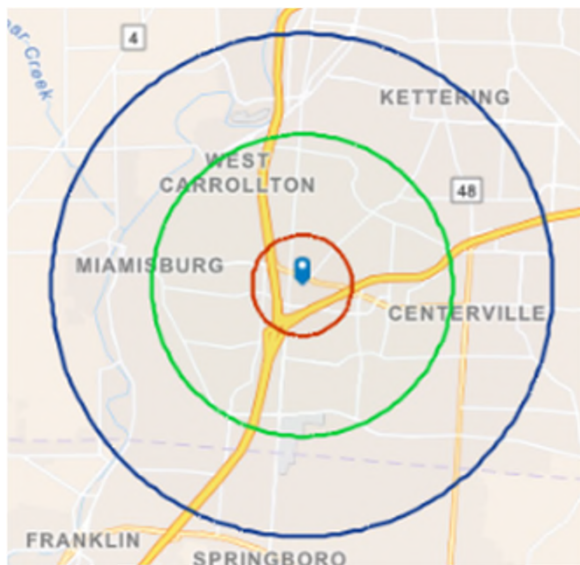
14.1

Services
%

equity | brokerage

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5-MILE RADIUS DEMOS



KEY FACTS

149,026

Population



2.3

Average
Household Size



42.6

Median Age

\$81,258

Median Household Income

BUSINESS



5,814

Total Businesses



80,527

Total Employees

EDUCATION



5%

No High School
Diploma



21%

High School
Graduate



29%

Some
College



45%

Bachelor's/Grad/Prof
Degree

INCOME



\$49,945

Per Capita
Income



\$81,258

Median
Household
Income



\$115,403

Average
Household
Income

EMPLOYMENT



68.4

White
Collar %



17.9

Blue
Collar %



13.8

Services
%

equity | brokerage

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