

THE EXCHANGE AT SPRING VALLEY

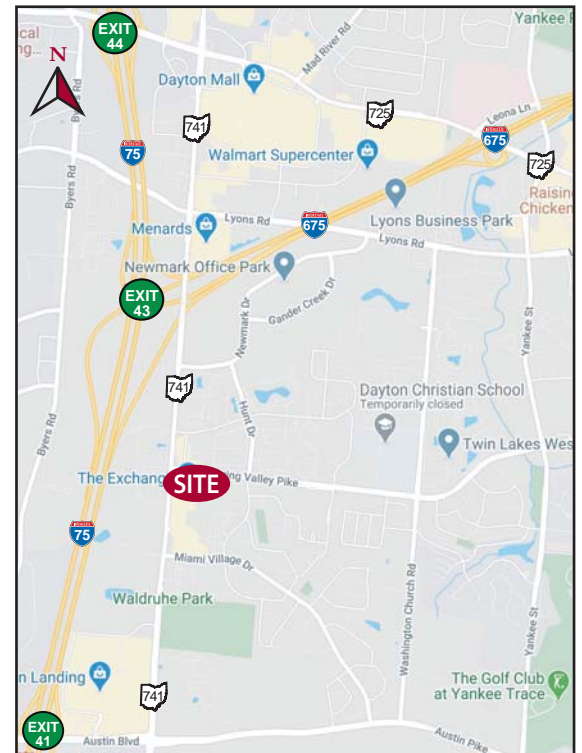
SR 741 & Spring Valley Pike
Miamisburg, OH 45342

THE
EXCHANGE



The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.

- **CLASS A OFFICE SPACE FROM 2,000 SF - 50,000 SF** available for sale or lease
- **BUILD-TO-SUIT OPPORTUNITIES**
- **LOCATED WITHIN THE EXCHANGE AT SPRING VALLEY**, a 42-acre mixed-use development offering retail, restaurant, service, professional & medical amenities
- **PRIME SOUTH DAYTON LOCATION IN MIAMI TOWNSHIP** on Springboro Pike (SR 741) just south of the Dayton Mall & just north of the I-75/Austin Blvd. interchange
- **NO LOCAL EARNINGS TAX**
- **STRATEGICALLY SITUATED** amid southwest Ohio's top growing communities with close proximity to the northern Cincinnati work force
- **CONVENIENT ACCESS TO/FROM I-75 and I-675**
- **AMPLE PARKING**



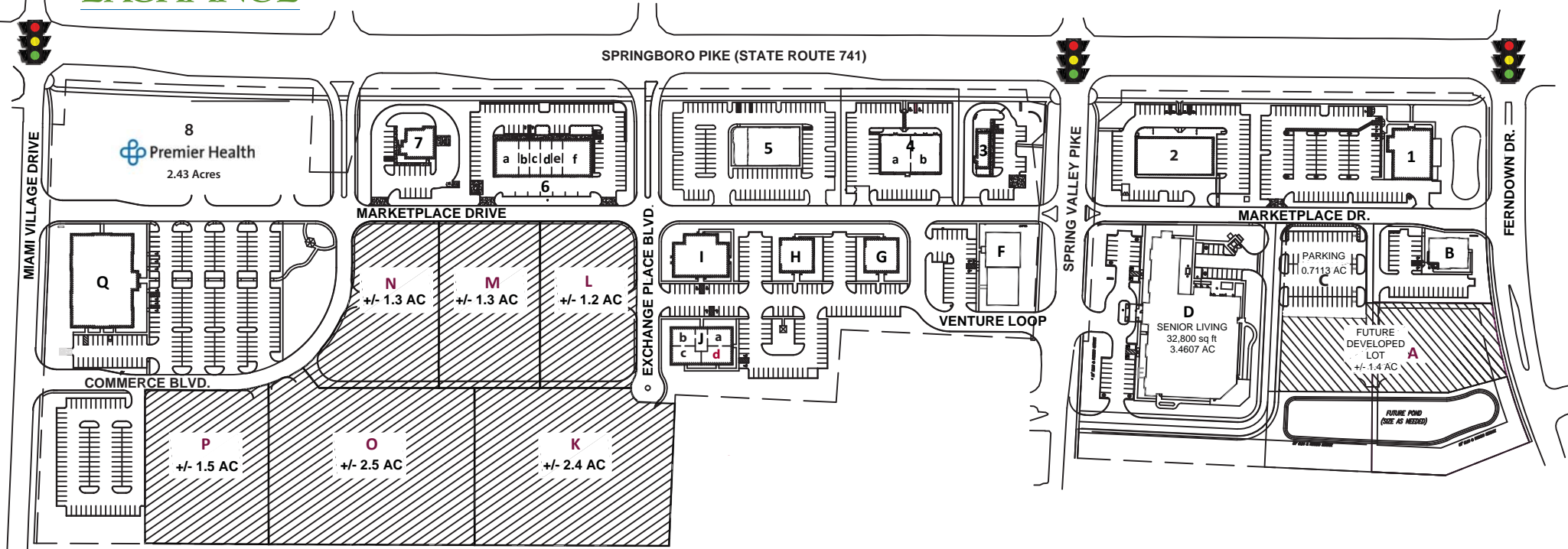
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WELCOME TO THE REGION WE KNOW

THE EXCHANGE

SITE PLAN



OFFICE SPACE

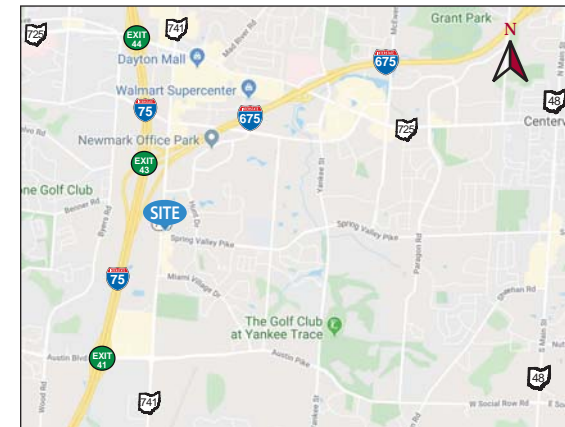
- A. AVAILABLE
- B. Smiles at The Exchange (4,001 SF)
- C. Rooster's Parking (0.7113 AC)
- D. River Oaks Senior Care (32,800 SF)
- F. Dr. Striebel, DDS
- G. Aerotek (4,149 SF)
- H. Mike Ledbetter, Attorney (4,149 SF)
- I. Hopebridge (7,756 SF)
- J. 2955 Exchange Place Blvd.
 - a. Culppepper Law (1,622 SF)
 - b. Birchcreek Wealth Management (1,385 SF)
 - c. ICA (2,505 SF)
 - d. AVAILABLE (2,295 SF)
- Q. 2835 Miami Village Professional Building (40,384 SF)

MIXED USE

- K. AVAILABLE
- L. AVAILABLE
- M. AVAILABLE
- N. AVAILABLE
- O. AVAILABLE
- P. AVAILABLE

OUTLOTS & RETAIL SPACE

1. Rooster's (8,500 SF)
2. Spring Valley Retail Center (10,000 SF)
3. Starbucks (0.71 AC)
4. Shoppes II at The Exchange
 - a. Massage Envy (4,000 SF)
 - b. Salons at The Exchange (3,990 SF)
5. Milano's (1.58 AC)
6. Shoppes at The Exchange
 - a. Charles Schwab (2,800 SF)
 - b. Subway (1,400 SF)
 - c. Galaxy Nail (1,080 SF)
 - d. Nothing Bundt Cakes (1,728 SF)
 - e. U Break I Fix (1,400 SF)
 - f. Scrambler Marie's (4,130 SF)
7. Civista Bank (0.96 AC)
8. Premier Health (2.43 AC)



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