

YANKEE STATION

Miamisburg Centerville Rd. & Washington Village Dr.
Washington Township, OH 45459



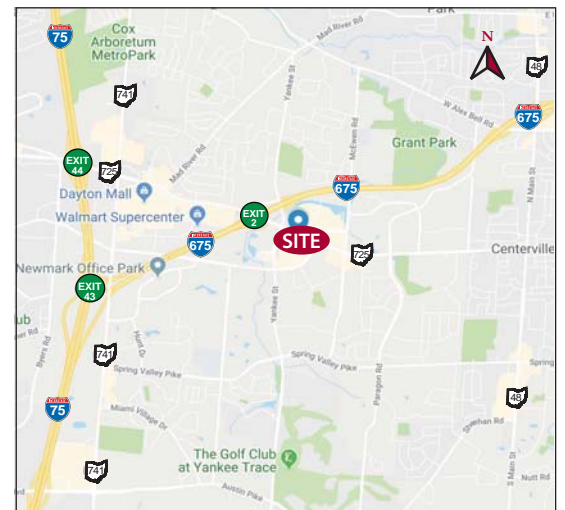
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- **1,400 - 4,800 SF RETAIL/STORE FRONT OFFICE SPACE AVAILABLE** in recently redeveloped, prominent shopping center
- **STRONG TENANT MIX INCLUDING THREE NATIONAL TENANTS**
- **IDEAL CORNER LOCATION JUST OFF I-675 (EXIT 2)** on the well-established SR 725 (Miamisburg-Centerville Rd.) retail corridor at Washington Village Dr. next to Chick-fil-A
- **HIGH VISIBILITY** with drive-by traffic of 26,560 cars per day on SR 725
- **PYLON SIGNAGE AVAILABLE**
- **STRONG DEMOGRAPHICS**
- **COMPETITIVE LEASE RATES**
- **TENANT IMPROVEMENT ALLOWANCE AVAILABLE**
- **B-2 ZONING** will accommodate most retail uses



2018 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	7,019	60,455	159,048
TOTAL EMPLOYEES	10,169	54,481	91,960
HH INCOME	\$75,287	\$88,085	\$88,644

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SITE PLAN

MIAMISBURG-CENTERVILLE ROAD (STATE ROUTE 725)

WASHINGTON VILLAGE DRIVE



- = AVAILBLE RETAIL SPACE
- = AVAILBLE RETAIL/OFFICE SPACE

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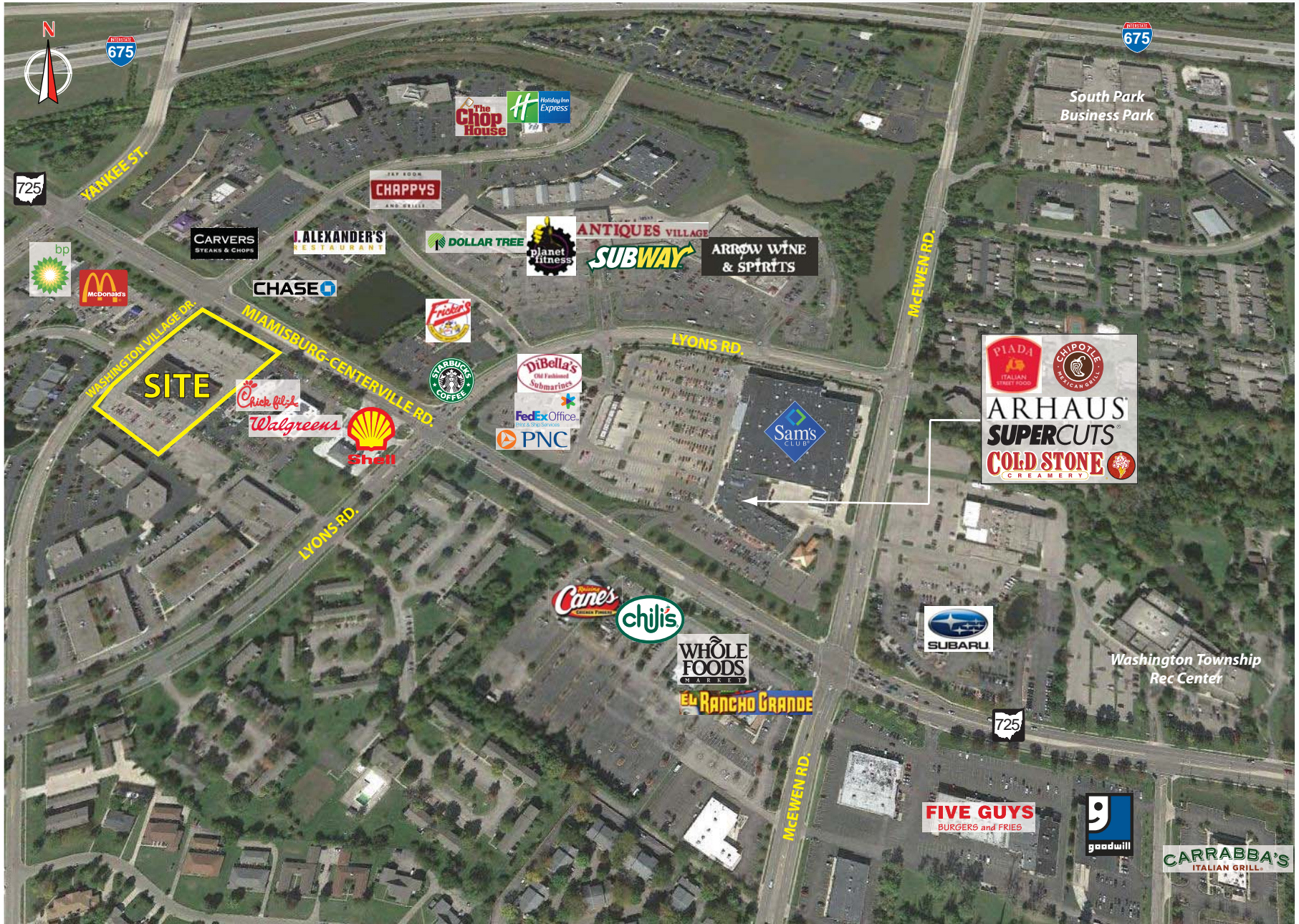
FOR LEASE YANKEE STATION

1510 - 1530 Miamisburg Centerville Road
8002 - 8008 Washington Village Drive
Washington Township, Ohio 45459



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