

RETAIL CENTER

261 N. Springboro Pike
Dayton, OH 45449

FOR LEASE

6,300 SF Available

HIGHLIGHTS

- Proposed: New 6,300 SF building
- Located just north of Dayton Mall
- High visibility on Springboro Pike
- Adjacent to Home Depot, Best Buy and Rave Theater
- Major retailers in the area include Lowes, Walmart, Uta, DSW Dick's Sporting Goods, and Macy's

TRAFFIC COUNTS

- 24,779 VPD on Springboro Pike, south of 725
- 105,902 VPD on I-75, south Miamisburg Centerville Road

DEMOGRAPHICS

2020 Estimates	1 miles	3 miles	5 miles
Population	6,618	66,262	133,677
Households	3,374	30,546	60,018
Average HH Income	\$58,534	\$86,365	\$93,750
Daytime Employees	9,667	41,267	94,369

CONTACT: 513-784-1106

Amy Holter aholter@anchor-associates.com

Anchor
ASSOCIATES



ANCHOR
ASSOCIATES

3825 Edwards Road
Suite 630
Cincinnati, OH 45209

513-784-1106

www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

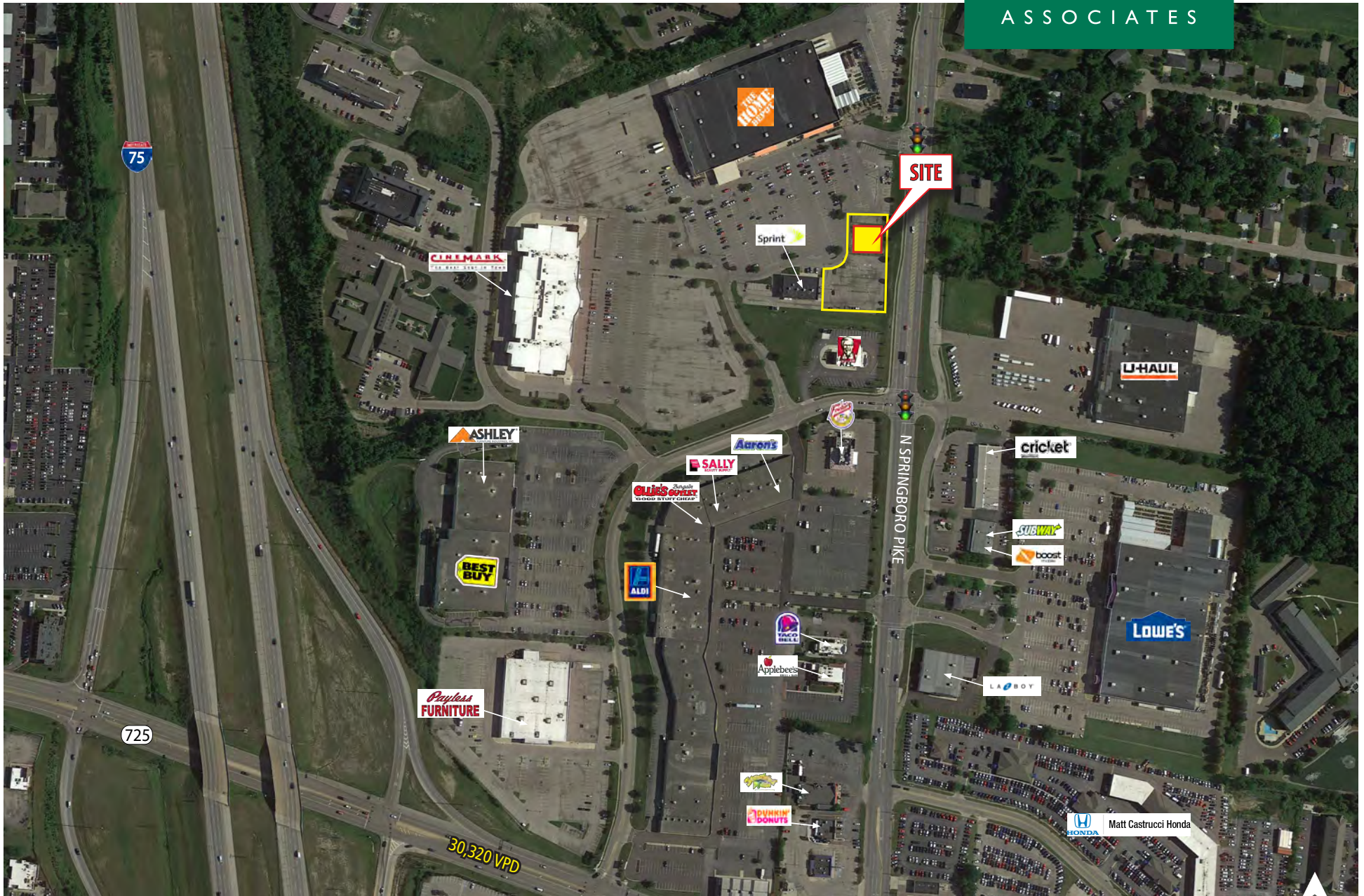
RETAIL CENTER
261 N. Springboro Pike
Dayton, OH 45449

Anchor
ASSOCIATES



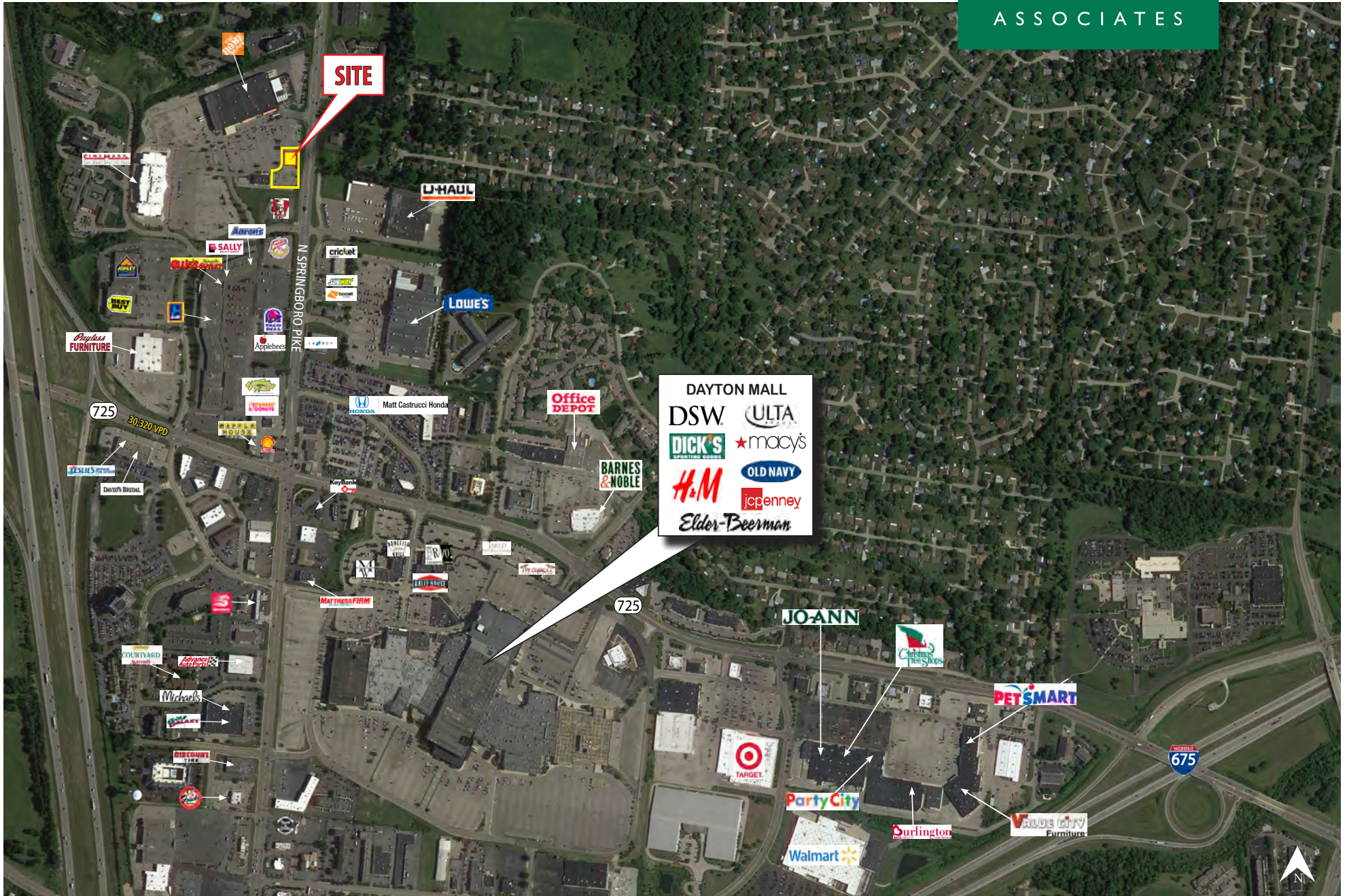
The information herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions and withdrawal from the market without notice.

RETAIL CENTER
261 N. Springboro Pike
Dayton, OH 45449



RETAIL CENTER
261 N. Springboro Pike
Dayton, OH 45449

Anchor
ASSOCIATES



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