

**REDEVELOPMENT SITE
- OUTLOT OPPORTUNITY AVAILABLE**

2859 Miamisburg Centerville Road, Miamisburg, OH 45342

3,500 SF +/- Proposed Pad
Available for LEASE



Property Details:

- Directly adjacent to Interstate 75 and St. Rt. 725, with excellent sight lines from both directions
- Former Toys R Us store to be re-developed as Bob's Furniture in 2019
- Proposed pad, perfect for restaurant or other retail user (BTS or land-lease)
- Nearby tenants:



Demographics:

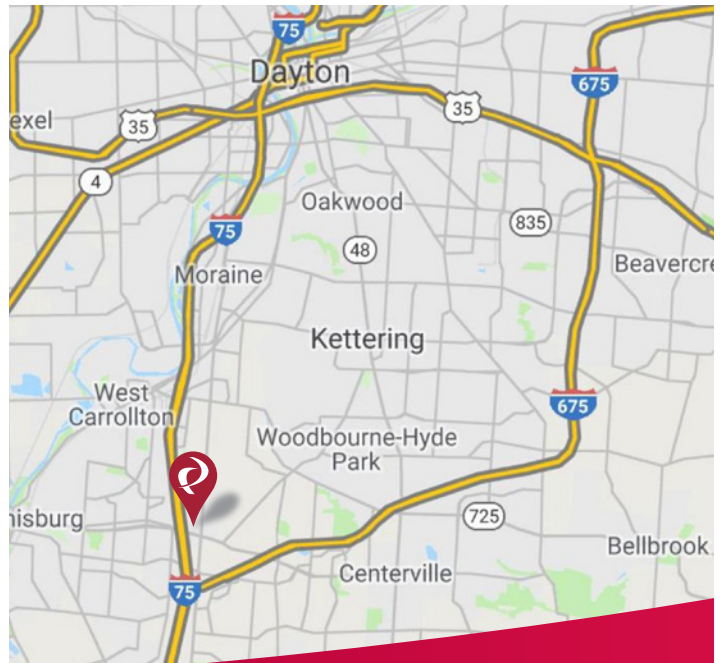
2018 Estimates	2 Mile	3 Mile	5 Mile	10 Mile
Population	31,038	64,837	129,790	413,785
Households	14,638	29,887	58,014	178,339
Median HH Income	\$60,805	\$61,845	\$69,666	\$63,327
Total No. of Employees	26,206	41,770	95,152	254,189

Traffic Counts:

ODOT 2017		ADT
Miamisburg Centerville Road	31,486 ADT (ODOT 2017)	
I-75		106,178 ADT

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LET US GIVE YOU AN EDGE



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