

CORNERS at the MALL

117-249 N Springboro Pike (SR 741), Miamisburg, OH 45449

5 Spaces
3,447 - 25,584 SF Available for LEASE


Property Details:

- Located across from Dayton Mall
- Prominent pylon signage on N Springboro Pike and Miamisburg-Centerville Road
- Great access to I-75 and I-675
- Over 1 million customer visits per year (Placer.ai data)

- Join strong retailers Ollie's Bargain Outlet, Boot Barn, Aaron's and Barton's Home Outlet
- Surrounding retailers include:



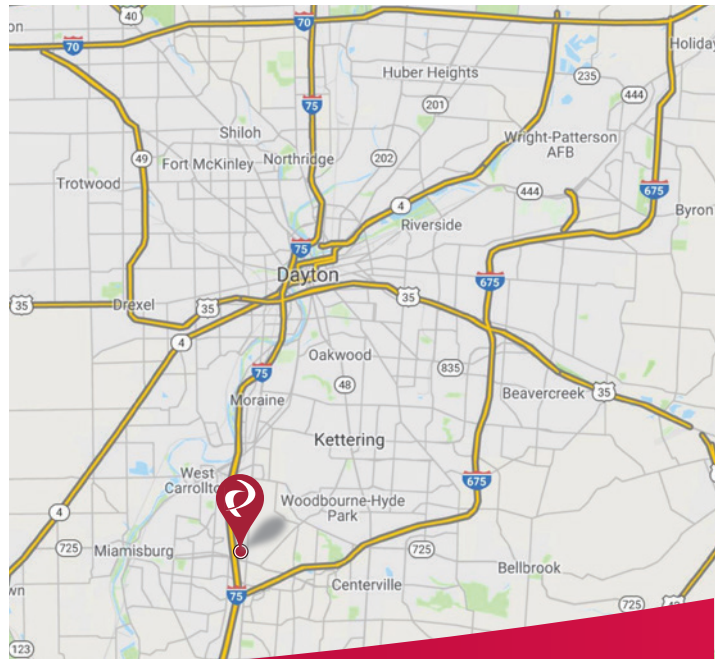
Demographics:

2024 Estimates	1 Mile	3 Mile	5 Mile
Population	6,039	66,545	135,507
Households	3,256	30,544	59,420
Average Household Income	\$64,242	\$100,631	\$110,021
Total Number of Employees	6,032	33,147	62,904

Traffic Counts:

	ADT
Miamisburg Centerville Road	49,209 ADT (INRIX 2023)
Springboro Pike (SR 741)	31,049 ADT (INRIX 2023)

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XTEAM
RETAIL ADVISORS

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Market Aerial



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Site Plan

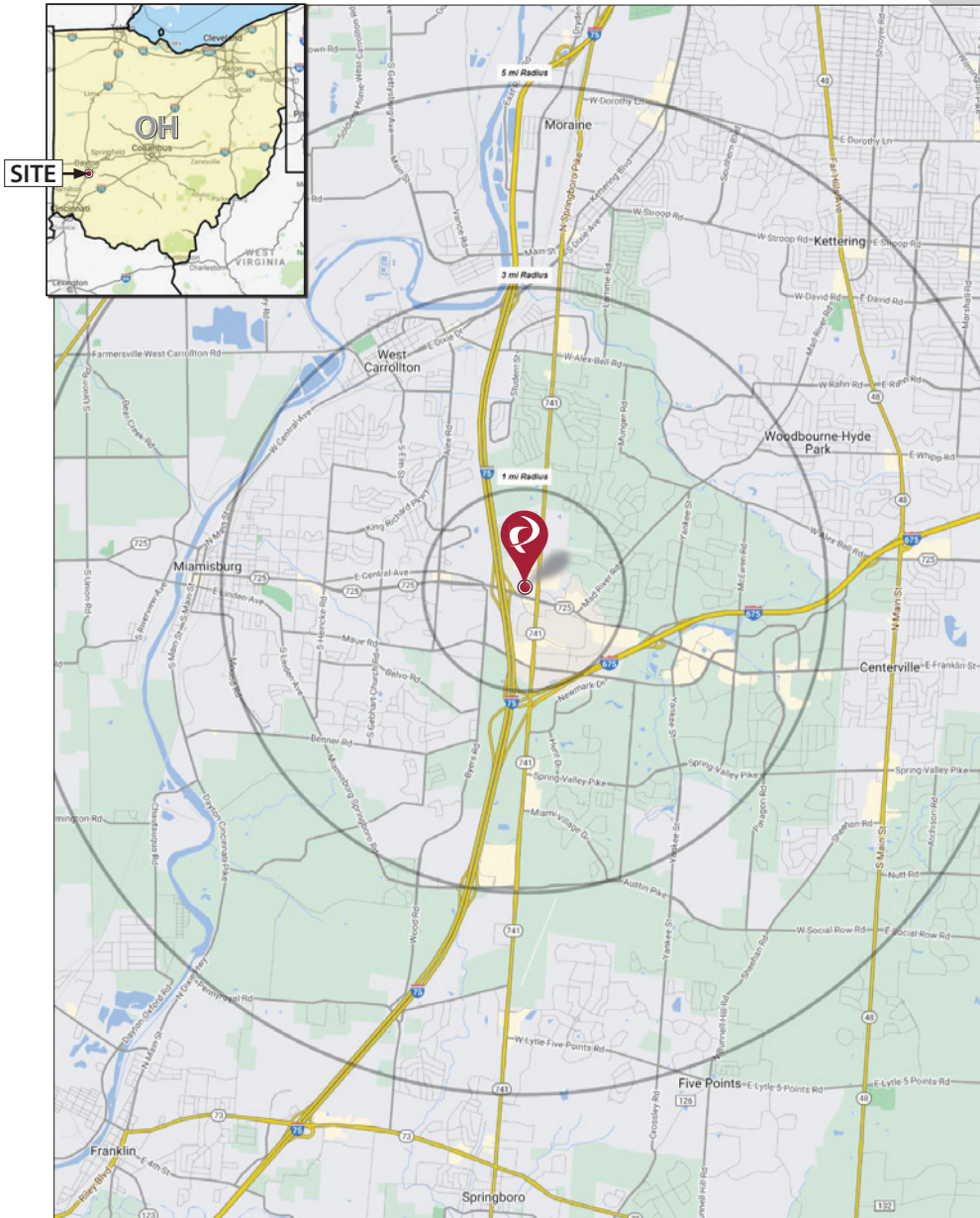


#	TENANT	SF	#	TENANT	SF	#	TENANT	SF
117	DTH, Inc. -Southlight Lighting	1,200	137	Boot Barn	16,010	231	Okinii Express Hibachi & Sushi	2,200
119	Mojo Vapes	1,200	147	AVAILABLE	3,447	233	Affordable Dentures	3,300
121	The Parlor	1,200	149	AVAILABLE	3,600	237	AVAILABLE	5,500
123	Liberty Tax	1,500	153	The Hobby Shop	8,912	239	AVAILABLE	7,834
125	Miracle Ear, Inc.	1,500	203	Enson Group Market	22,337	249	Aaron Rents, Inc.	9,616
127	One Main Financial	1,500	221	Ollie's Bargain Outlet	35,475	201	Flying Ace	2,500
131	AVAILABLE	25,584	229	Toy Fan Addict	2,369			

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Market Map and Demographics



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.6392/-84.2273

117 N Springboro Pike Dayton, OH 45449	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	6,039	66,545	135,507
2029 Projected Population	5,960	66,468	136,255
2020 Census Population	6,507	68,685	137,783
2010 Census Population	6,280	66,656	131,735
Projected Annual Growth 2024 to 2029	-0.3%	-	0.1%
Historical Annual Growth 2010 to 2024	-0.3%	-	0.2%
2024 Median Age	37.3	41.0	41.8
Households			
2024 Estimated Households	3,256	30,544	59,420
2029 Projected Households	3,173	30,114	59,002
2020 Census Households	3,296	30,584	59,405
2010 Census Households	3,035	29,293	56,190
Projected Annual Growth 2024 to 2029	-0.5%	-0.3%	-0.1%
Historical Annual Growth 2010 to 2024	0.5%	0.3%	0.4%
Race and Ethnicity			
2024 Estimated White	70.4%	77.4%	79.9%
2024 Estimated Black or African American	19.2%	12.4%	10.2%
2024 Estimated Asian or Pacific Islander	3.9%	4.6%	4.5%
2024 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2024 Estimated Other Races	6.3%	5.5%	5.3%
2024 Estimated Hispanic	5.1%	4.0%	3.7%
Income			
2024 Estimated Average Household Income	\$64,242	\$100,631	\$110,021
2024 Estimated Median Household Income	\$55,278	\$81,095	\$85,193
2024 Estimated Per Capita Income	\$34,855	\$46,342	\$48,376
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.9%	2.4%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	4.8%	4.3%	4.0%
2024 Estimated High School Graduate	25.7%	29.4%	26.5%
2024 Estimated Some College	28.6%	19.8%	20.6%
2024 Estimated Associates Degree Only	9.9%	10.5%	9.9%
2024 Estimated Bachelors Degree Only	17.5%	20.4%	21.4%
2024 Estimated Graduate Degree	9.6%	13.2%	15.5%
Business			
2024 Estimated Total Businesses	351	2,385	5,284
2024 Estimated Total Employees	6,032	33,147	62,904
2024 Estimated Employee Population per Business	17.2	13.9	11.9
2024 Estimated Residential Population per Business	17.2	27.9	25.6

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