

CORNERS at the MALL

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

4 Spaces
3,447 - 13,334 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:

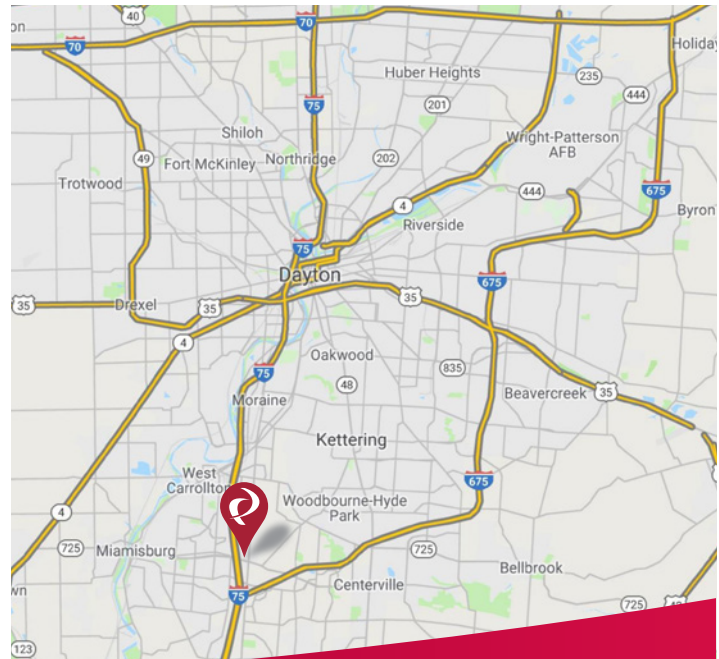
2023 Estimates	1 Mile	3 Mile	5 Mile
Population	6,267	67,998	137,476
Households	3,212	30,632	59,987
Average Household Income	\$68,547	\$101,281	\$112,201
Total Number of Employees	5,406	33,133	62,756

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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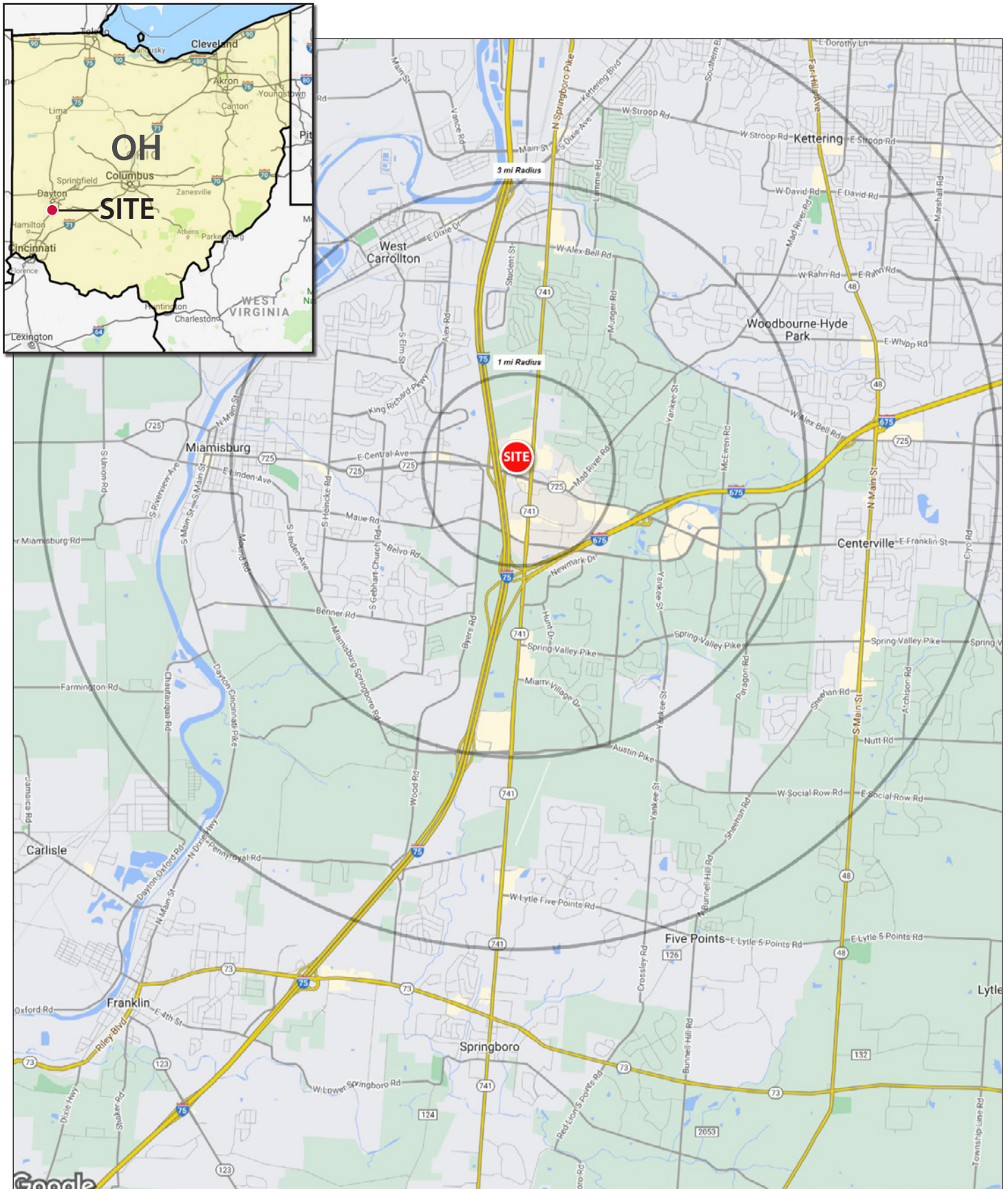
Site Plan



#	TENANT	SF	#	TENANT	SF	#	TENANT	SF
117	DTH, Inc. -Southlight Lighting	1,200	137	Boot Barn	16,010	231	Mixi Noodles	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	HBYO	1,500	153	The Hobby Shop	8,912	239	Operating but 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	E.C. Barton & Co. Barton's Home Outlet	25,584	229	Toy Fan Addict	2,369			

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Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.6392/-84.2273

117-249 N Springboro Pike Dayton, OH 45449	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	6,267	67,998	137,476
2028 Projected Population	6,138	67,062	137,937
2020 Census Population	6,507	68,685	137,783
2010 Census Population	6,280	66,656	131,735
Projected Annual Growth 2023 to 2028	-0.4%	-0.3%	-
Historical Annual Growth 2010 to 2023	-	0.2%	0.3%
2023 Median Age	34.7	39.3	40.8
Households			
2023 Estimated Households	3,212	30,632	59,987
2028 Projected Households	3,071	29,282	58,466
2020 Census Households	3,296	30,584	59,405
2010 Census Households	3,035	29,293	56,190
Projected Annual Growth 2023 to 2028	-0.9%	-0.9%	-0.5%
Historical Annual Growth 2010 to 2023	0.4%	0.4%	0.5%
Race and Ethnicity			
2023 Estimated White	71.1%	79.5%	81.9%
2023 Estimated Black or African American	18.5%	10.4%	8.2%
2023 Estimated Asian or Pacific Islander	3.8%	4.6%	4.6%
2023 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%
2023 Estimated Other Races	6.5%	5.4%	5.1%
2023 Estimated Hispanic	5.0%	3.8%	3.5%
Income			
2023 Estimated Average Household Income	\$68,547	\$101,281	\$112,201
2023 Estimated Median Household Income	\$48,770	\$76,892	\$83,990
2023 Estimated Per Capita Income	\$35,311	\$45,758	\$49,075
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.9%	2.5%	2.2%
2023 Estimated Some High School (Grade Level 9 to 11)	6.3%	4.5%	4.1%
2023 Estimated High School Graduate	22.1%	25.9%	23.0%
2023 Estimated Some College	28.1%	20.5%	20.9%
2023 Estimated Associates Degree Only	9.7%	10.2%	9.2%
2023 Estimated Bachelors Degree Only	18.8%	22.1%	23.9%
2023 Estimated Graduate Degree	11.1%	14.2%	16.8%
Business			
2023 Estimated Total Businesses	324	2,383	5,277
2023 Estimated Total Employees	5,406	33,133	62,756
2023 Estimated Employee Population per Business	16.7	13.9	11.9
2023 Estimated Residential Population per Business	19.4	28.5	26.1

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