

ANCHOR BOX at DAYTON MALL

2700 Miamisburg Centerville Road (SR 725), Dayton OH 45459

Up to 227,070 SF on 15.62 Acres
Available FOR LEASE



Property Details:

- 227,070 SF on 2 Floors in Dense & Affluent Pocket of Dayton, OH
- New Ownership Planning Facade Renovations
- Prime Visibility on Springboro Pike (30+K ADT) and Easy Access to I-75 (118K ADT) and I-675 (62K ADT)
- 1,501 Feet of Frontage on 741/Springboro Pike
- Attached to Dayton Mall with 4.6M Visits per Year in the High-Traffic South Dayton Retail Corridor
- Positioned in a Growing Residential Area with 141,196 People and Average Household Income of \$93,988 Within a 5-mile Radius

Retail in Market:



Demographics:

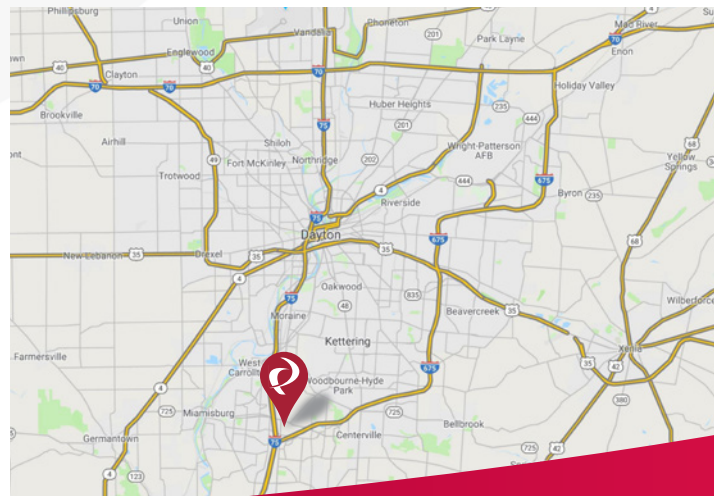
2025 Estimates	3 Mile	5 Mile	10 Mile
Population	65,582	146,360	427,846
Households	29,725	63,525	180,058
Average Household Income	111,098	119,117	106,977
Total Number of Employees	33,585	63,949	168,866

Traffic Counts: Inrix 2023

Miamisburg-Centerville Rd. (SR 725) at I-75	35,817 ADT
N Springboro Pike (SR 741)	31,627 ADT
I-75	117,690 ADT

Contact:

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LET US GIVE YOU AN EDGE



128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Proposed Renovation Rendering



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Market Aerial



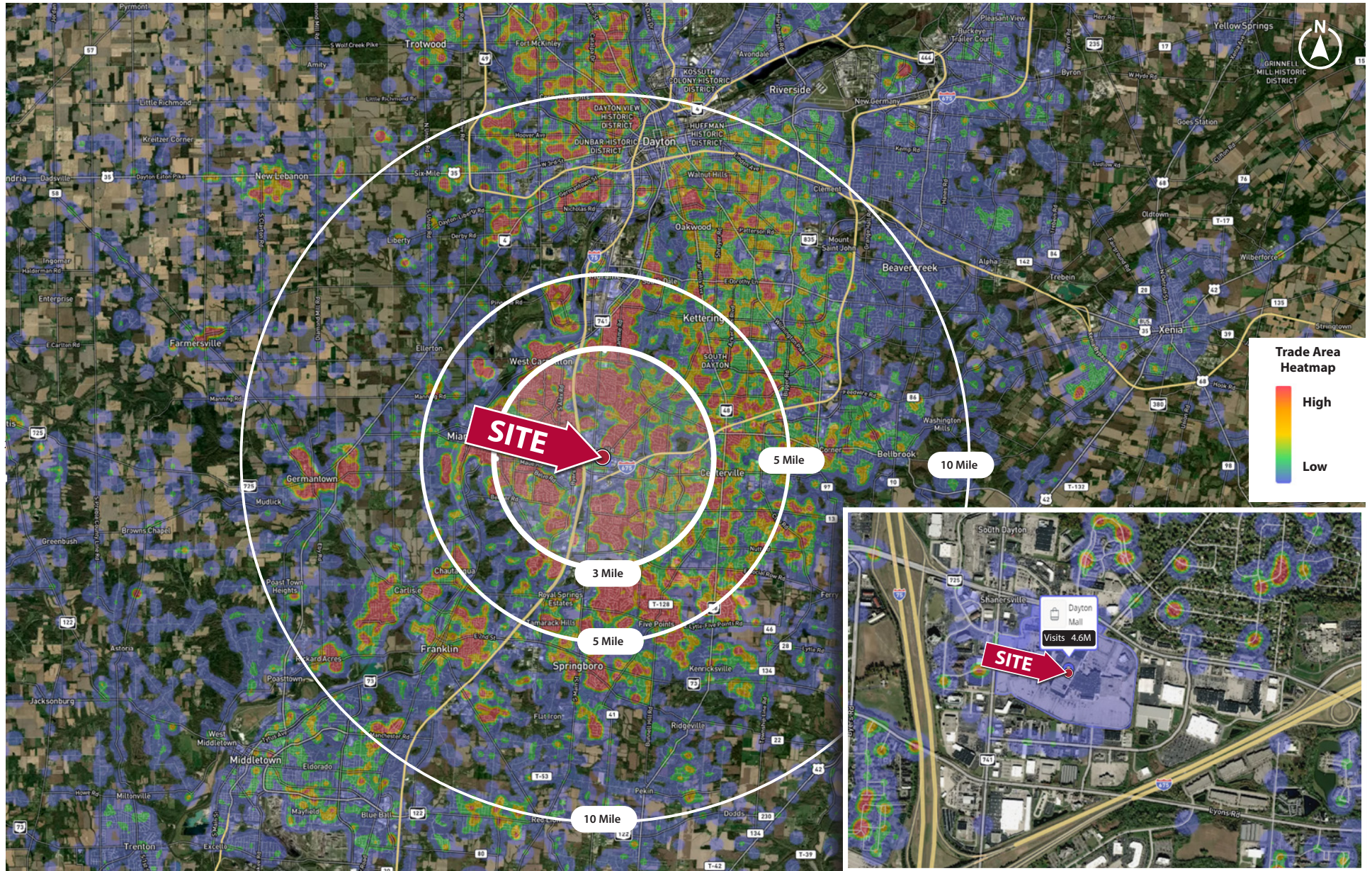
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Mall Visits by Origin (Placer.ai)



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FORMER ELDER BEERMAN

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