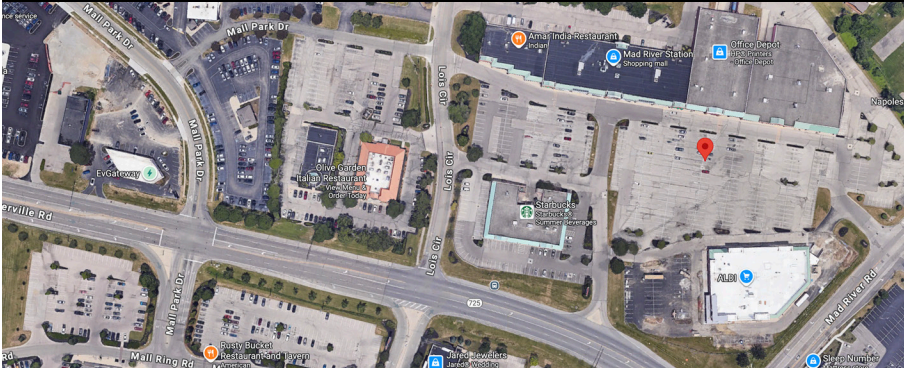




## MAD RIVER STATION

Mad River Station is a premier retail center located at the heavily-trafficked intersection of State Route 725 and Mad River Road in Miami Township. The center is directly across the street from the 1.3 million-square-foot Dayton Mall which is home to Macy's, Dick's Sporting Goods, and Old Navy. Over the past year, the center has experienced remarkable leasing momentum. Golf Galaxy recently opened their new prototype store here and this is where Skechers chose to open their first location in the Dayton market. The property is further strengthened by its shadow anchor, a brand-new Aldi, which complements an already dynamic tenant mix including Starbucks, Olive Garden, and Office Depot.

 2717 Miamisburg Centerville Road Dayton, Ohio 45459



 Leasing Contact



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### SITE PLAN



SPACE	TENANT	AREA
2	AVAILABLE	1,512 SQ FT
3	AVAILABLE	2,577 SQ FT
4	AVAILABLE	2,577 SQ FT
8	AVAILABLE	3,922 SQ FT
9	AVAILABLE	4,191 SQ FT
10	AVAILABLE	2,233 SQ FT
15	AVAILABLE	2,073 SQ FT

## EXISTING TENANTS

1	Amar India	5	Pearle Vision	9	Available 4,191 sq ft	12A	Skechers
2	Available 1,512 sq ft	6	Phenix Salon Suites	10	Available 2,233 sq ft	13	Anthony's Furniture
3	Available 2,566 sq ft	7	The Tennis Zone	11	Office Depot	14	Starbucks
4	Available 2,577 sq ft	8	Available 3,922 sq ft	12	Golf Galaxy	15	Available 2,073 sq ft

## AVAILABLE FOR LEASE



2

1,512 sq ft



3

2,566 sq ft



4

2,577 sq ft



8

3,922 sq ft



9

4,191 sq ft



10

2,233 sq ft



15

2,073 sq ft



### THE PROPERTY

#### MARKET

Dayton, OH

#### AREA

155,985 sq ft



### THE POPULATION

WITHIN 3 MILES

#### OVERALL

65,239



### HOUSEHOLDS

WITHIN 3 MILES

#### HOUSEHOLD INCOME

\$103,368

## LOCATION DEMOGRAPHICS

### POPULATION

### AVERAGE HOUSEHOLD INCOME

#### 3-MILE RADIUS

65,239

\$103,368

#### 5-MILE RADIUS

147,982

\$111,659