KADEN COMPANIES

FOR LEASE

# MAD RIVER STATION

2717 Miamisburg Centerville Road, Dayton, OH 45459




**QUINN ANDREWS**
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312.882.6638
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KY #265408

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## PROPERTY DESCRIPTION

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, Ross Dress for Less, and more. 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, Bank of America and Office Depot.

## PROPERTY HIGHLIGHTS

- Established Retail Destination--150k Square Foot Neighborhood Center Shadow-Anchored by Aldi
- Surrounded by Major Shopping Destinations and Dense Residential Neighborhoods
- Strong In-Place Co-tenancy Including Golf Galaxy, Skechers, Aldi, Office Depot, Bank of America, Starbucks, and more

## OFFERING SUMMARY

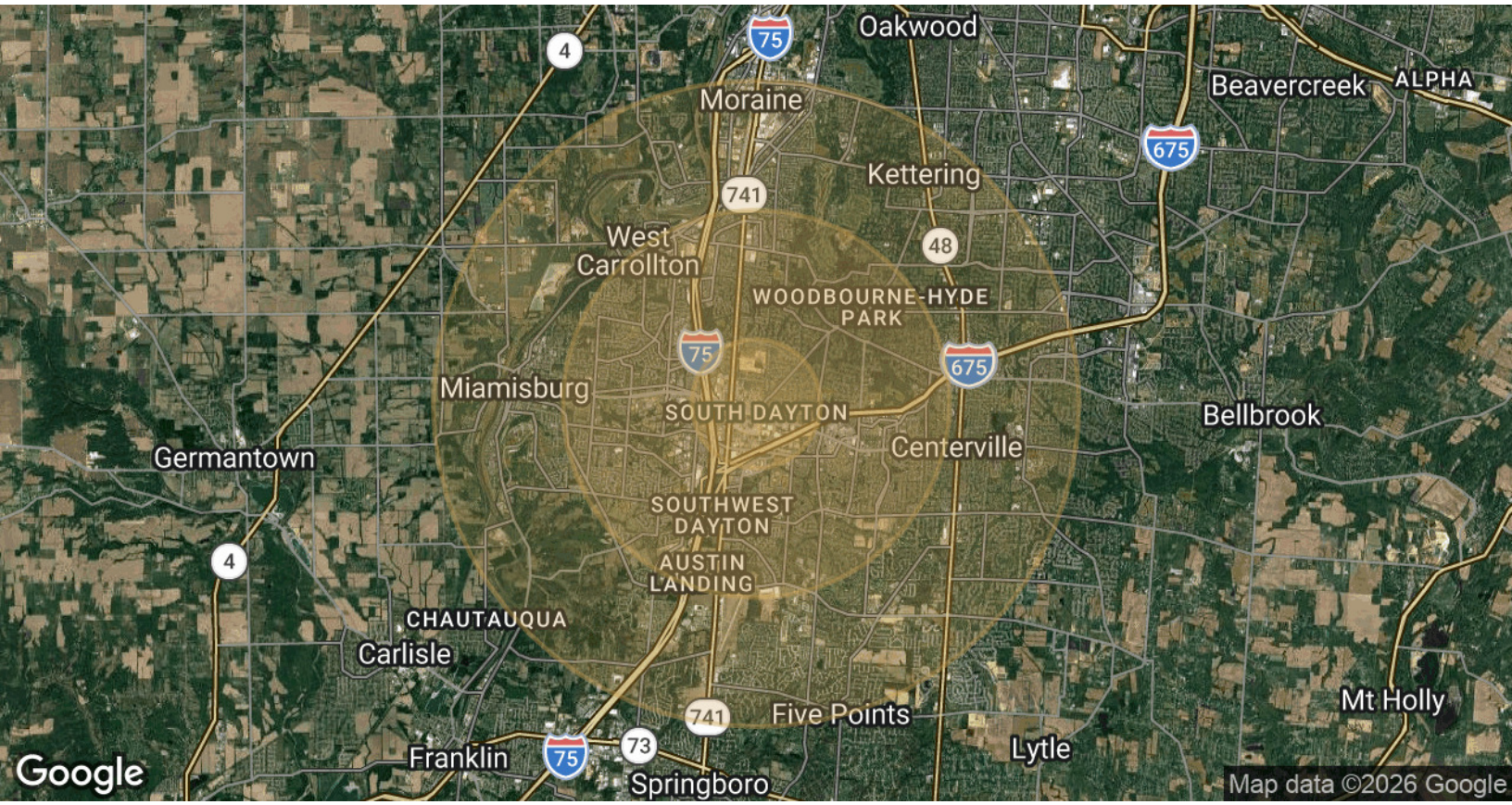
| | |
|---|---|
| Total Square Feet | 155,985 |
| Number of Units | 17 |
| Available SF: | 1,512 - 10,347 SF |
| Year Built | 1987 |
| Year Renovated | 2026/2027 |


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Population | 6,319 | 66,136 | 149,839 |
| Average Age | 39.0 | 40.9 | 41.6 |
| Average Age (Male) | 37.6 | 38.6 | 38.9 |
| Average Age (Female) | 42.4 | 42.7 | 43.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 3,099 | 29,165 | 64,202 |
| # of Persons per HH | 2.0 | 2.3 | 2.3 |
| Average HH Income | $87,849 | $101,253 | $108,366 |
| Average House Value | $229,080 | $241,738 | $257,376 |

*2023 American Community Survey (ACS)*


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## AVAILABLE SPACES

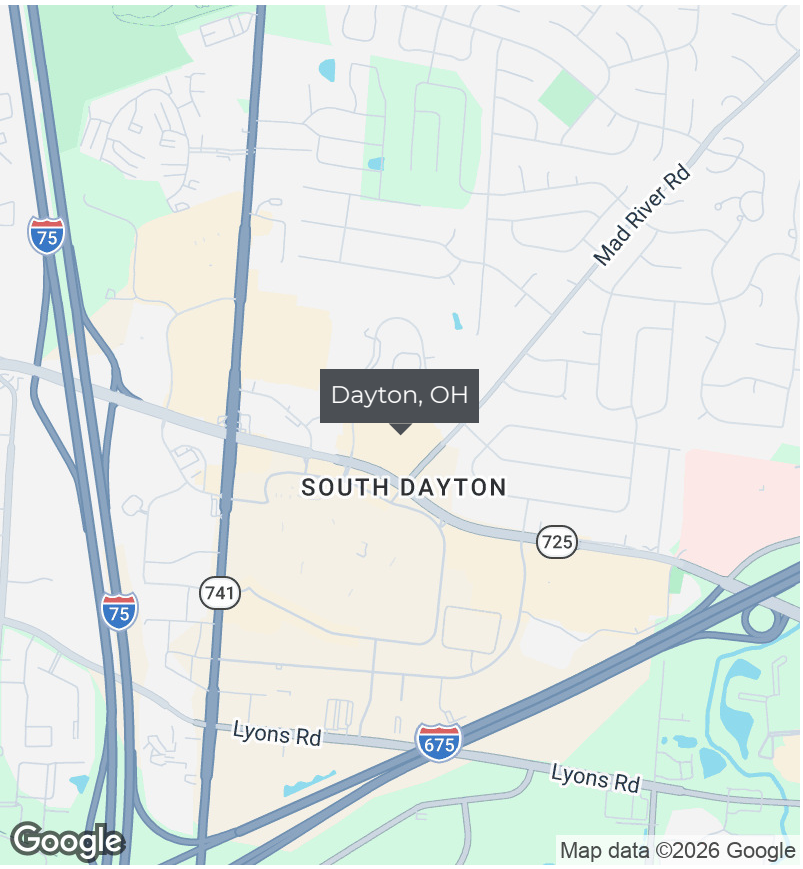
| SUITE | TENANT | SIZE (SF) | DESCRIPTION |
|---|---|---|---|
| Space 2 | Available | 1,512 - 6,645 SF | Previous Use: Retail Store |
| Space 3 | Available | 2,556 - 6,645 SF | Previous Use: Retail Store |
| Space 4 | Available | 2,577 - 6,645 SF | Previous Use; Retail Store |
| Space 8 | Available | 3,922 - 10,347 SF | Previous Use: Retail Store |
| Space 9 | Available | 4,192 - 10,347 SF | Previous Use: Retail Store |
| Space 10 | Available | 2,233 - 10,347 SF | Previous Use: Retail Store |
| Space 13 | Available | 5,000 - 10,111 SF | Previous Use: Furniture Store |
| Space 15 | Available | 2,073 SF | Previous Use: Credit Union |


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## LOCATION DESCRIPTION

The area is anchored by some of the region's top retail destinations. The Dayton Mall draws shoppers from across the Miami Valley, Austin Landing has brought a modern mix of dining, retail, office, and residential space to the I-75 corridor, and the busy State Route 725 corridor connects them with a deep lineup of national and regional retailers, grocers, and restaurants. Excellent highway access via I-75 and I-675 puts South Dayton within easy reach of the entire metro area, Cincinnati, and the rest of southwest Ohio.

South Dayton's economy is equally strong. Major healthcare systems, including Kettering Health and Premier Health, operate large medical campuses in the area, and corporate employers and growing business parks in Miamisburg and Washington Township bring thousands of daytime workers to the corridor. Wright-Patterson Air Force Base, the largest single-site employer in Ohio, is a short drive away and adds to the region's stability.

## LOCATION DETAILS

| | |
|---|---|
| Market | Dayton |
| Sub Market | Miamisburg-Centerville |
| County | Montgomery |


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