



OBERER

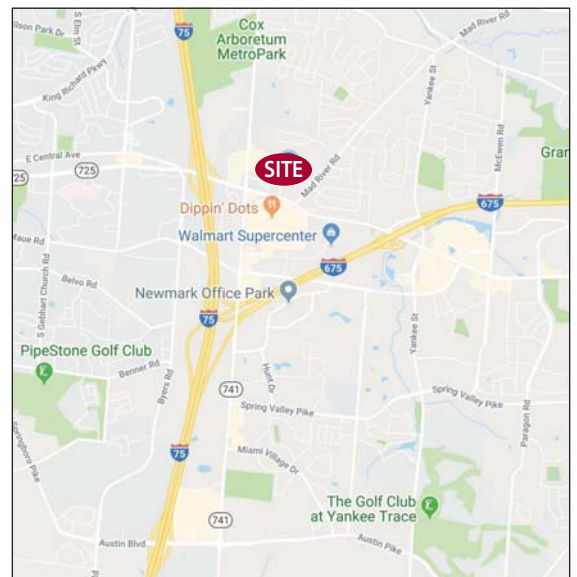
REALTY SERVICES, LTD.

FOR LEASE MAD RIVER STATION

2661 - 2799 Miamisburg Centerville Rd. (SR 725)
Miami Township, Ohio



- **AVAILABLE FOR LEASE IN MAD RIVER STATION** on Miamisburg-Centerville Rd. (SR 725) at Mad River Rd. in Miami Township:
 - 1,500 - 33,000 +/- SF INLINE RETAIL SPACE
 - 6,930 +/- SF FREESTANDING RETAIL BUILDING
 - 1,000 - 5,700 +/- SF SECOND FLOOR OFFICE SPACE
- **IDEAL LOCATION ON THE SR 725 MAJOR RETAIL CORRIDOR** directly across from the 1.3 million SF Dayton Mall
- **HIGHLY VISIBILITY** with direct frontage on SR 725 providing drive-by traffic of over 32,100 vehicles per day
- **PYLON SIGNAGE AVAILABLE ON SR 725**
- **STRONG DEMOGRAPHICS** and central to a dense population base
- **EXCELLENT ACCESS** with three ingress/egress points and signalized access at Mad River Rd.
- **CONVENIENT TO/FROM SR 725, SR 741, I-75, I-675, Miamisburg/Miami Township, Centerville/Washington Township, Springboro, West Carrollton, Moraine**



**CALL CHRIS CONLEY OR JOHN ORR
at 937-910-0851 for more information**

2018 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	3,887	65,306	145,054
TOTAL EMPLOYEES	11,677	44,600	90,700
HH INCOME	\$70,064	\$80,950	\$86,606

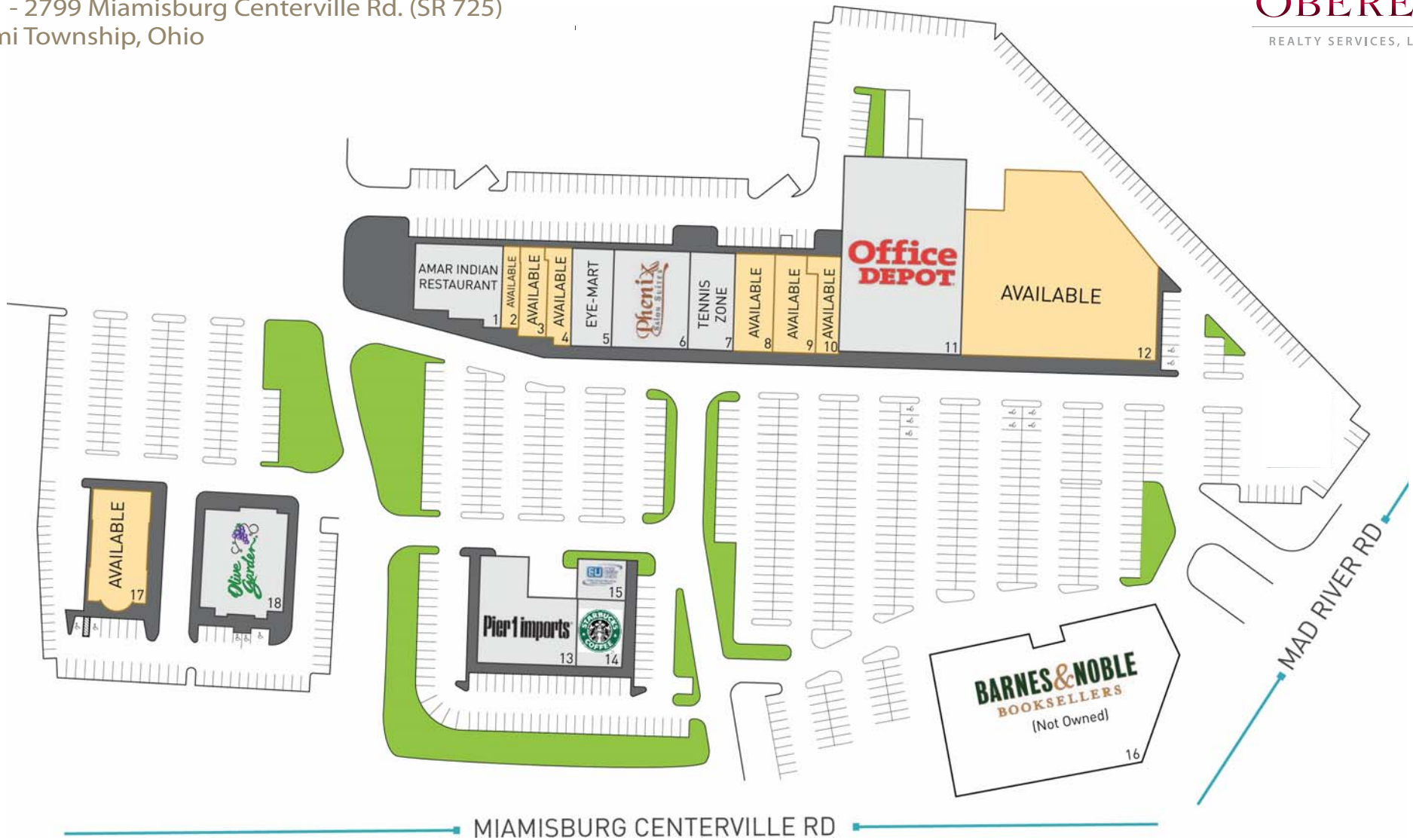
WELCOME TO THE REGION WE KNOW

937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com/commercial

FOR LEASE

MAD RIVER STATION

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Miami Township, Ohio



- 1. #2751 Amar India Restaurant (6,696 SF)
- 2. #2745 AVAILABLE (1,512 SF)
- 3. #2741 AVAILABLE (2,556 SF)
- 4. #2737 AVAILABLE (2,577 SF)
- 5. #2735 Eye Mart (3,776 SF)
- 6. #2723 Phenix Salon (6,824 SF)

- 7. #2713 Tennis Zone (3,014 SF)
- 8. #2709 AVAILABLE (3,922 SF)
- 9. #2707 AVAILABLE (4,191 SF)
- 10. #2703 AVAILABLE (2,233 SF)
- 11. #2691 Office Depot (25,038 SF)
- 12. #2661 AVAILABLE (33,147 SF)

- 13. #2777 Pier 1 Imports (10,111 SF)
- 14. #2765 Starbucks (2,289 SF)
- 15. #2759 Code Credit Union (2,073 SF)
- 16. #2619 Barnes & Noble (not owned)
- 17. #2799 AVAILABLE (6,930 SF)
- 18. #2789 Olive Garden (9,098 SF)

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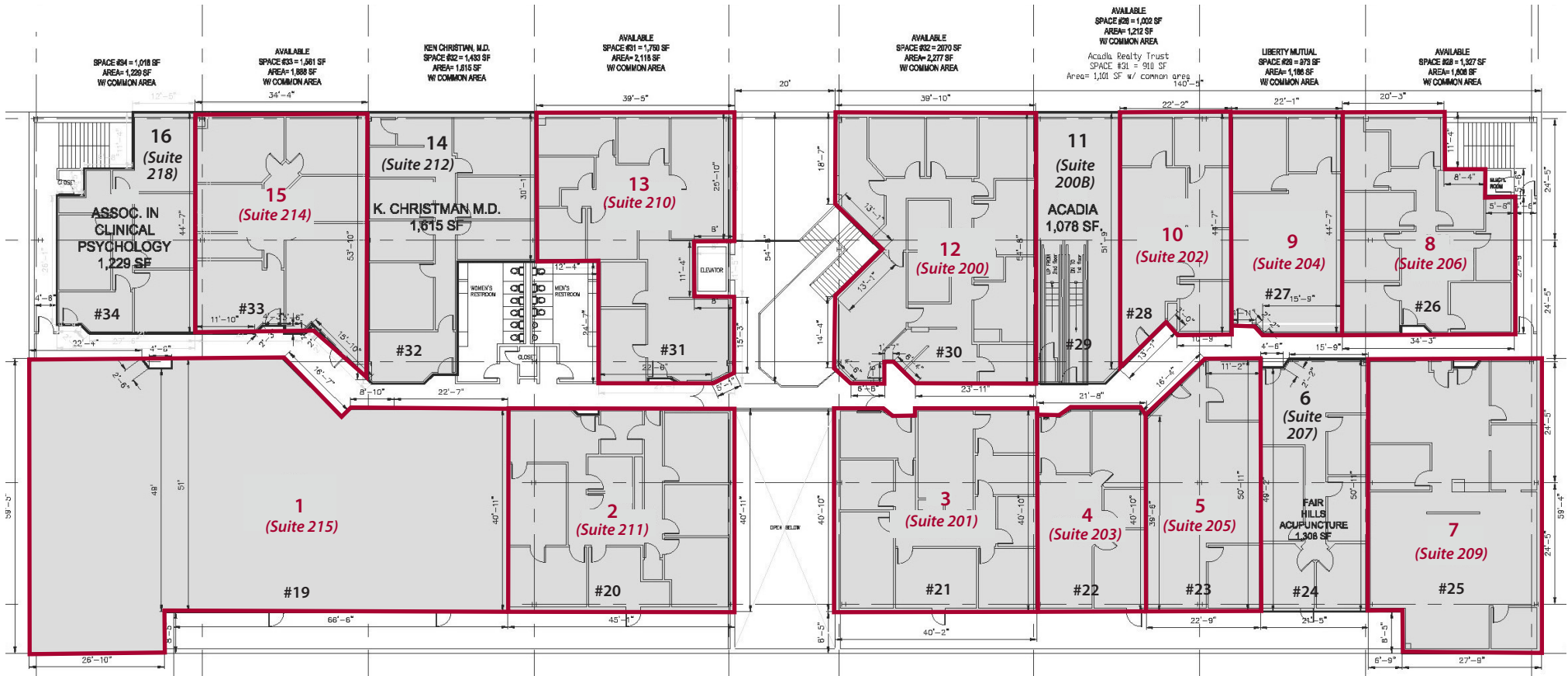
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Miami Township, Ohio



SECOND FLOOR OFFICE SPACE



- 1. #19 (Suite 215) AVAILABLE (5,684 SF)
- 2. #20 (Suite 211) AVAILABLE (2,222 SF)
- 3. #21 (Suite 201) AVAILABLE (1,971 SF)
- 4. #22 (Suite 203) AVAILABLE (1,062 SF)
- 5. #23 (Suite 205) AVAILABLE (1,318 SF)
- 6. #24 (Suite 207) Far Hills Acupuncture (1,308 SF)
- 7. #25 (Suite 209) AVAILABLE (2,398 SF)
- 8. #26 (Suite 206) AVAILABLE (1,606 SF)
- 9. #27 (Suite 204) AVAILABLE (1,166 SF)
- 10. #28 (Suite 202) AVAILABLE (1,212 SF)
- 11. #29 (Suite 200B) Acadia Realty (1,078 SF)
- 12. #30 (Suite 200) AVAILABLE (2,277 SF)
- 13. #31 (Suite 210) AVAILABLE (2,118 SF)
- 14. #32 (Suite 212) K. Christman M.D. (1,615 SF)
- 15. #33 (Suite 214) AVAILABLE (1,888 SF)
- 16. #34 (Suite 218) Associates in Clinical Psychology (1,229 SF)

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