

MAD RIVER STATION

DAYTON, OH

Mad River Station benefits from its strong location at the intersection of State Route 725 and Mad River Road. The property is adjacent to the Dayton Mall, a 1.3 million square foot center anchored by DSW Shoe Warehouse, Macy's and Old Navy. Mad River Station is in the Miami Township of Dayton, Ohio, and is part of the Dayton MSA.

LEASINGCONTACT

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411 Theodore Fremd Ave | Suite 300 | Rye, NY 10580



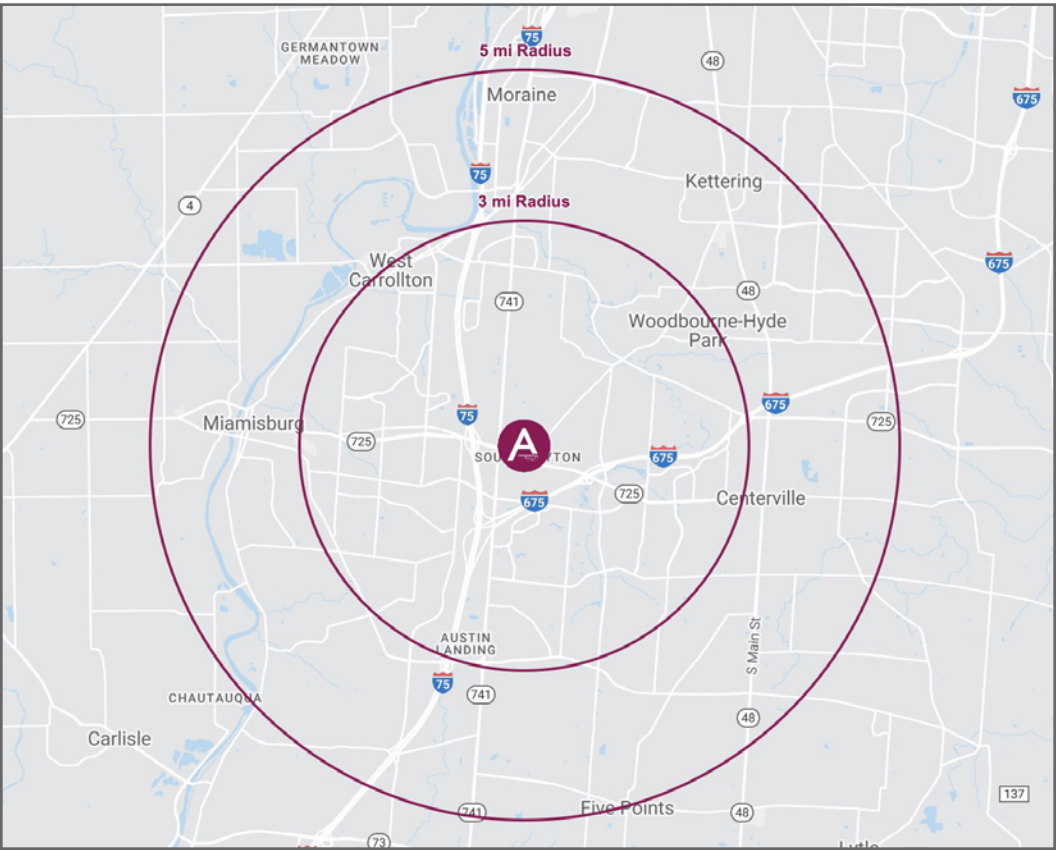
PROPERTY INFORMATION

Address
2717 Miamisburg Centerville Rd
Dayton, OH 45459

GLA
157,742 ± SF

Parking
700 Spaces

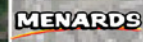
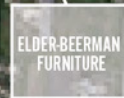
anchors
Office Depot, Phenix Salon, Aldi (Not Owned)



DEMOGRAPHICS		3 MI.	5 MI.
POPULATION		65,239	147,982
HOUSEHOLDS		30,071	65,077
AVERAGE HHI		\$103,368	\$111,659

MARKET AERIAL

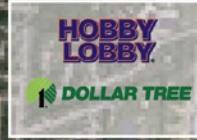
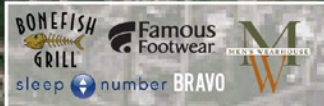
MAD RIVER STATION



DAYTON MALL



SOUTH TOWNE CENTER



SITE PLAN



TENANT ROSTER

1. Amar Indian Restaurant.....	6,696 sf	11. Office Depot.....	25,038 sf
2. Available	1,512 sf	12. Golf Galaxy	20,000 sf
3. Available	2,566 sf	12a. Skechers.....	16,000 sf
4. Available	2,577sf	13. Anthony's Furniture	10,111 sf
5. Pearle Vision	3,776 sf	14. Starbucks	2,289 sf
6. Phenix Salon	6,824 sf	15. Available	2,073 sf
7. The Tennis Zone	3,014sf	16. Aldi (not owned)	n/a
8. Available	3,922 sf	17. At Lease	6,930 sf
9. Available	4,191 sf	18. Olive Garden	9,098 sf
10. Available	2,233 sf		