



**1.86 ACRES | 24,232 SF
FOR SALE**

**2591 Miamisburg Centerville Road
Dayton, Ohio 45459**

1.86 ACRES FOR SALE

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HIGHLIGHTS

- ▶ 1.86 Acres/24,232 SF for sale at the signalized corner of Miamisburg Centerville Road (SR 725) and Mad River Road
- ▶ Direct access from both frontages with dual ingress/egress points
- ▶ Located in Dayton's premier super-regional trade area - directly across from the 1.4 million SF Dayton Mall with unmatched visibility, traffic, and consumer draw
- ▶ Flexible zoning and central location - ideal for medical, office, or retail with access to I-675/I-75
- ▶ Neighboring Retailers Include: Target, Walmart, First Watch, Aldi's, Macy's, Dick's, Sleep Number, Aldi, P.F. Chang's, Jared Jewelers, Verizon, Outback Steakhouse, JCPenny, Macy's, Olive Garden, Golf Galaxy, Verizon, and many more.

SUBMIT OFFER

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ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

VICTOR KIRALLAH | 216.342.2626 | vkirallah@anchorretail.com

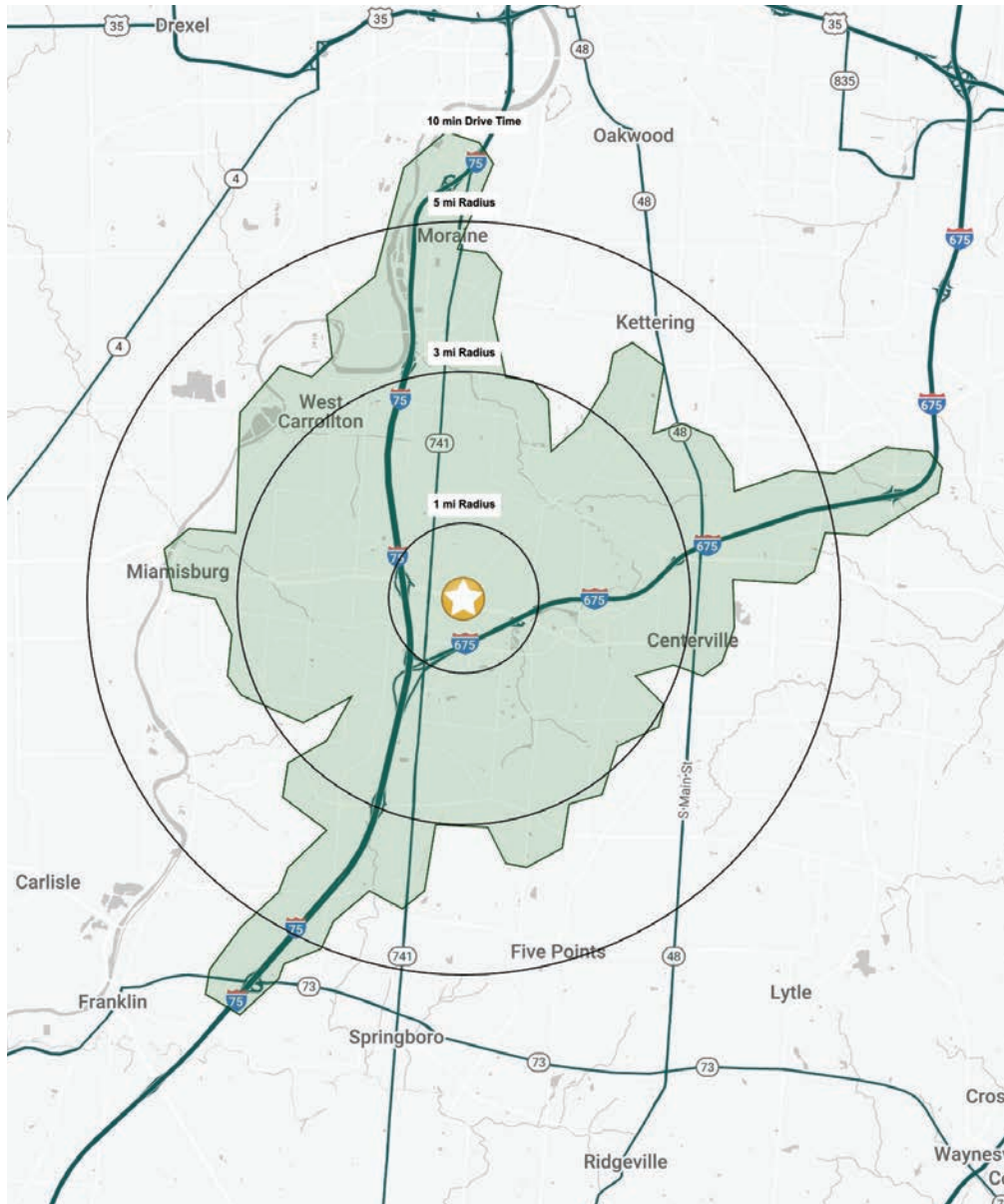
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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES	10 MIN DRIVE
	POPULATION			
	4,370	64,387	151,068	94,897
	HOUSEHOLDS			
	2,192	29,447	65,845	94,657
	MEDIAN AGE			
	44.4	41.4	41.7	41.3
	AVERAGE HH INCOME			
	\$91,384	\$110,275	\$119,614	\$105,241
	MEDIAN HH INCOME			
	\$70,128	\$85,252	\$91,121	\$81,338
	BUSINESSES			
	371	2,527	5,497	4,367
	EMPLOYEES			
	7,397	33,885	64,283	55,633
	EDUCATION: BACHELORS +			
	40.4%	42.5%	44.6%	40.0%



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