



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

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

1.86 ACRES | 24,000 OFFICE/ MEDICAL BUILDING FOR SALE

2591 Miamisburg Centerville Road | Dayton, Ohio 45459



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
- ▶ Owner has recently made improvements to the building including new HVAC
- ▶ 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.



ANCHOR
RETAIL

REALTY
RESOURCES
MEMBER

MATT WILSON | 216.342.2580 | mwilson@anchorretail.com
ANGELA GREINER | 614.739.0187 | agreiner@anchorretail.com

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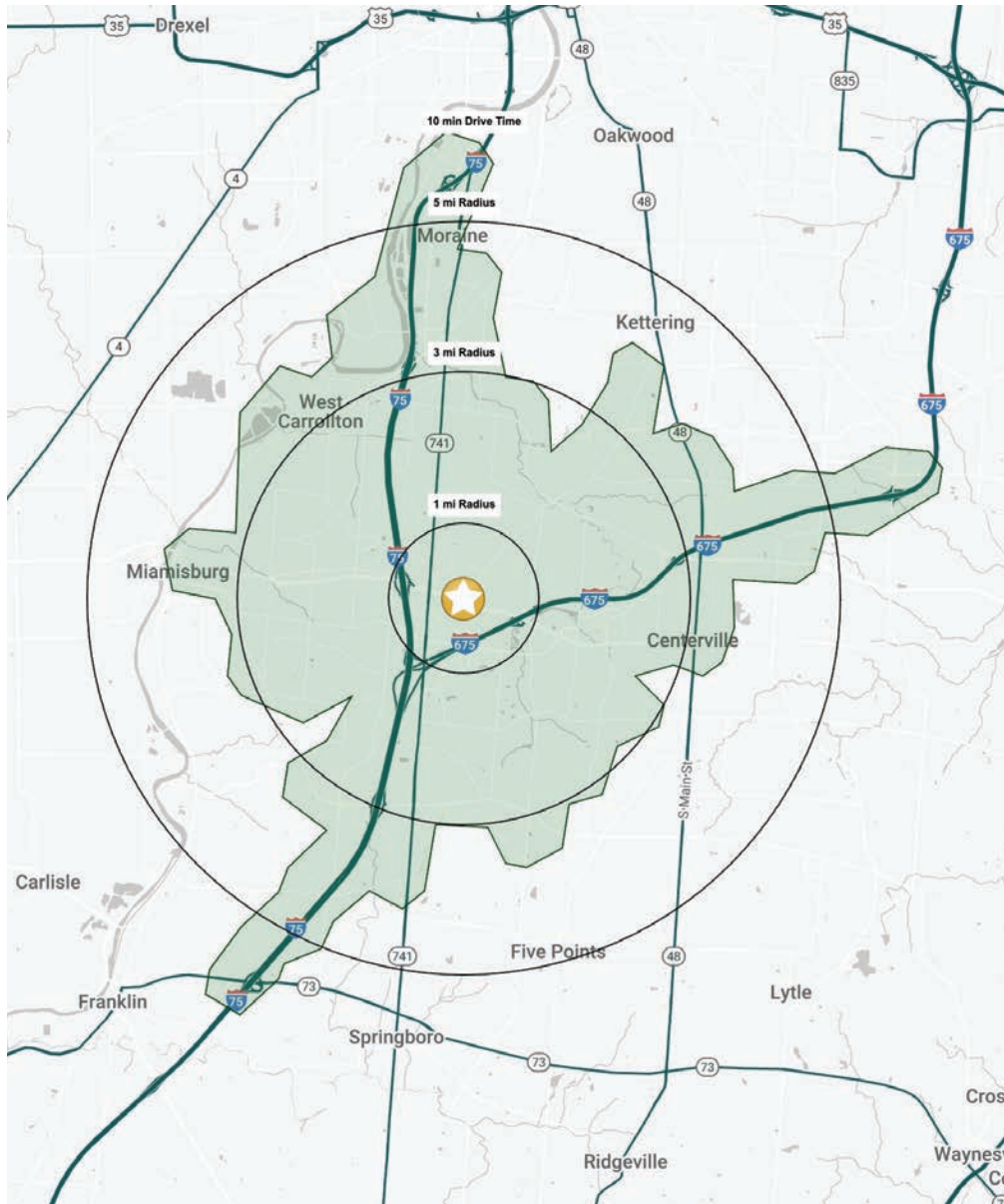
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DEMOGRAPHIC SNAPSHOT

	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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