

# REDEVELOPMENT OPPORTUNITY

N. SPRINGBORO PIKE, MIAMISBURG, OH



Dean Miller 513-383-8351 | [dmiller@icpllc.com](mailto:dmiller@icpllc.com)

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## Property Features

- 2700 Miamisburg Centerville Rd., Miamisburg, OH
- Total building size: 227,070 SF
- 15.62 acres
- 100,000 SF floorplates
- Robust parking ratio – 992 total spaces
- Optional second-floor removal to achieve 30' + clear height
- Positioned along a high-traffic corridor with approximately 30,000 VPD, immediately adjacent to Dayton Mall, offering unmatched visibility on Springboro Pike, accessibility, and proximity to one of the area's top destinations

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MULTIPLE FACADE OPTIONS



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### Location - Demographics

5 mile radius

3 mile radius



145,806  
Total Population



80,850  
Daytime Employment



\$102,670  
Avg Hsld. Income



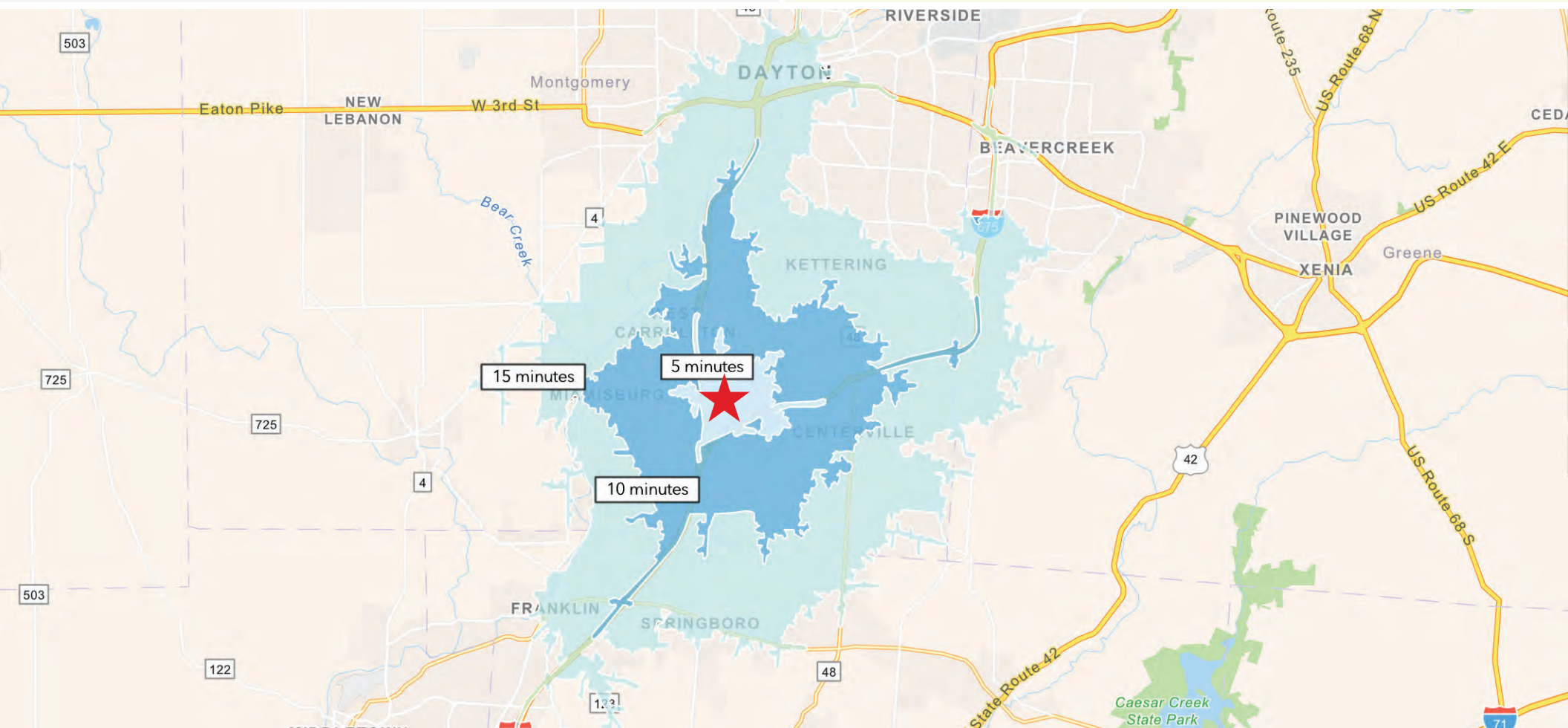
60,438  
Total Population



40,558  
Daytime Employment



\$94,810  
Avg Hsld. Income



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