



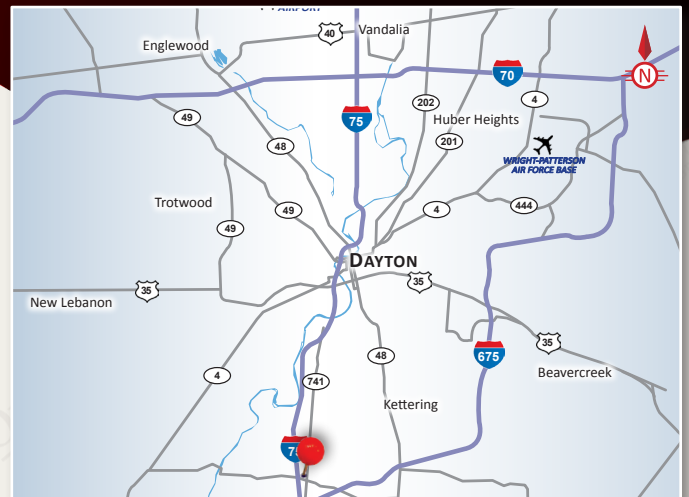
2859 Miamisburg Centerville Road, Dayton, OH 45342  
Miamisburg

### PROPERTY HIGHLIGHTS

- 20,081 SF Junior Anchor Box Available
- Proposed 3,500 SF Pad with Highway Visibility
- Ceiling Height, Bottom of Existing Duct 12'-4"
- Easy Access to OH-725 and I-75
- Pylon Signage Available
- 405 Parking Spots: 398 Regular, 7 Handicap
- Traffic Counts -
  - 24,187 ADT Miamisburg Centerville Rd
  - 89,667 ADT I-75
  - 5,601 ADT Mall Woods Dr

### DEMOGRAPHICS

<u>Year 2025</u>	<u>One Mile</u>	<u>Three Mile</u>	<u>Five Mile</u>
Estimated Population	7,216	65,826	134,630
Median Income	\$55,594	\$83,719	\$88,437
Average HH Income	\$66,708	\$107,245	\$116,336
Daytime Population	7,148	33,337	65,844



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CHAMBERLIN CROSSING  
117 NEW SINGLE FAMILY HOMES

**CINEMARK**  
The Best Seat In Town

**THE HOME DEPOT**

**LOWE'S**

**OLIE'S OUTLET**  
Bargain GOOD STUFF CHEAP

**ASHLEY**  
FURNITURE HOMESTORE

东方超市  
ENSON MARKET

**BEST BUY**

**BOB'S**  
DISCOUNT FURNITURE

**SITE**

25,380 ADT '25

**Office DEPOT**

**ALDI**

**GOLF GALAXY**

**SKECHERS**

**SOUTH TOWNE CENTER**

**FIVE BEL'W** **Burlington** **Sleep Outfitters**

**VCF** **VALUE CITY FURNITURE** **PET SMART** **RBC**

**HEALTH FOODS** **scrubs beyond**

**KETTERING**  
Health Network  
Washington Twp.

**DOLLAR TREE**

**goldfish swim school**

**planet fitness**

**Michaels**

**DAYTON MALL**

**JCPenney** **DICK'S SPORTING GOODS**

**macys** **ROSS DRESS FOR LESS**

**DSW** **ULTA**

**BIG SANDY**  
Superstore

**TARGET**

**FURNITURE Fair**  
For Style and Flair

**HOBBY LOBBY**

113,098 ADT '25

68,491 ADT '25

**WAL-MART**  
SUPERCENTER

**sam's club**

**MENARDS**

**Gordon**  
FOOD SERVICE

**HARBOR FREIGHT TOOLS**

**DFW**

**WHOLE FOODS**  
MARKET

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CHAMBERLIN CROSSING

117 NEW SINGLE FAMILY HOMES



SPRINGHILL SUITES

THE HOME DEPOT

CINEMARK  
The Best Seat In Town

T-Mobile

KFC

U-HAUL  
our Storage. Inca.

ASHLEY FURNITURE  
FURNITURE

BEST BUY

OLLIE'S OUTLET  
GOOD STUFF CHEAP

东方超市  
ENSON MARKET

Frisco

Happy Lee  
CAR WASH

TACO BELL

Applebee's

BOOT BARN

SITE

BOB'S FURNITURE

3,500 SF Proposed Pad

PYLON SIGNAGE

DUNKIN'

LABOY

LOWE'S

Michael's

Office DEPOT  
GOLF GALAXY  
SKECHERS

extended STAY AMERICA

HONDA

Miamisburg Centerville Rd  
725

Olive Garden  
ITALIAN KITCHEN

ALDI

75

75

98,303 ADT '25

725

75

89,667 ADT '25

725

25,380 ADT '25

24,187 ADT '25

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75

89,667 ADT '25

75

Miamisburg Centerville Rd

24,187 ADT '25

5,601 ADT '25

Mall Woods Dr

BEST BUY

Available  
20,081 SF

BOB'S  
DISCOUNT  
FURNITURE

3,500 SF Proposed Pad

95' Frontage

Parking  
405 Spots

PYLON  
SIGNAGE

OLLIE'S OUTLET  
Bargain  
GOOD STUFF CHEAP

东方超市  
ENSON MARKET

BOOT  
BARN

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## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.6401/-84.2287

2859 Miamisburg Centerville Rd Miamisburg, OH 45342	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	7,216	65,826	134,630
2030 Projected Population	7,005	64,799	133,987
2020 Census Population	7,592	67,477	135,471
2010 Census Population	7,454	65,480	129,737
Projected Annual Growth 2025 to 2030	-0.6%	-0.3%	-
Historical Annual Growth 2010 to 2025	-0.2%	-	0.3%
2025 Median Age	36.8	40.6	41.6
<b>Households</b>			
2025 Estimated Households	3,779	29,820	58,561
2030 Projected Households	3,700	29,492	58,548
2020 Census Households	3,837	30,019	58,541
2010 Census Households	3,610	28,741	55,450
Projected Annual Growth 2025 to 2030	-0.4%	-0.2%	-
Historical Annual Growth 2010 to 2025	0.3%	0.3%	0.4%
<b>Race and Ethnicity</b>			
2025 Estimated White	68.9%	77.3%	79.6%
2025 Estimated Black or African American	20.0%	12.0%	9.9%
2025 Estimated Asian or Pacific Islander	3.7%	4.6%	4.6%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.1%
2025 Estimated Other Races	7.3%	6.0%	5.7%
2025 Estimated Hispanic	6.2%	4.6%	4.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$66,708	\$107,245	\$116,336
2025 Estimated Median Household Income	\$55,594	\$83,719	\$88,437
2025 Estimated Per Capita Income	\$35,151	\$48,720	\$50,727
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	2.9%	2.1%	1.7%
2025 Estimated Some High School (Grade Level 9 to 11)	3.4%	3.8%	3.7%
2025 Estimated High School Graduate	25.1%	24.3%	21.7%
2025 Estimated Some College	26.6%	19.7%	19.7%
2025 Estimated Associates Degree Only	10.5%	11.5%	10.8%
2025 Estimated Bachelors Degree Only	20.6%	22.6%	24.2%
2025 Estimated Graduate Degree	10.8%	15.9%	18.2%
<b>Business</b>			
2025 Estimated Total Businesses	440	2,428	5,511
2025 Estimated Total Employees	7,148	33,337	65,844
2025 Estimated Employee Population per Business	16.3	13.7	11.9
2025 Estimated Residential Population per Business	16.4	27.1	24.4

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