



8106-8154 N. Springboro Pike

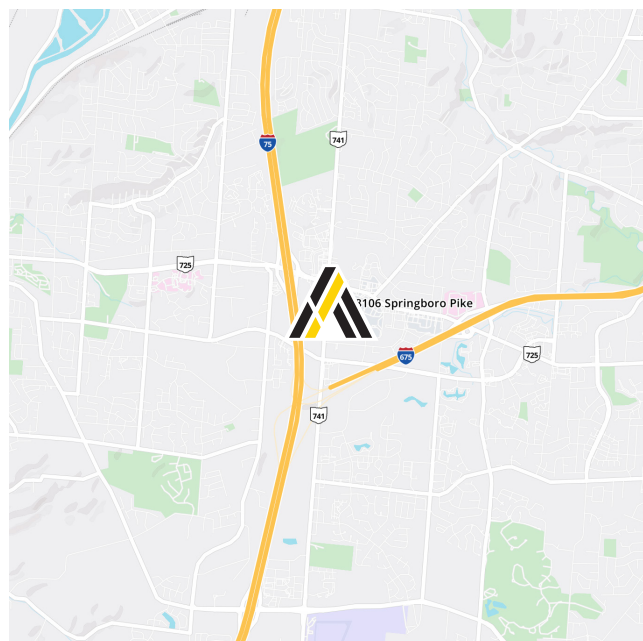
Miamisburg, Ohio 45342

LEASE RATE:

\$10.00 - \$14.00 PSF NNN
OPEX \$5.58 PSF

Property Highlights

- **Prime Retail Opportunity:** 25,195± SF Neighborhood shopping center offering highly visible retail space in one of the South Dayton area's most established commercial corridors.
- **Flexible Suite Options:** Multiple suites available ranging from 2,279± SF to 6,000± SF.
 - 2,863± SF End cap with direct street front signage on N. Springboro Pike.
 - 2,279± SF & 6,000± SF Inline spaces to accommodate a variety of retail, service, medical, or specialty users.
- **Strong Retail Corridor:** Surrounded by national retailers, restaurants, and established businesses that generate consistent customer traffic.
- **High Traffic Visibility:** Prominent frontage along N. Springboro Pike (SR-741) with exposure to 23,000+ vehicles per day, providing outstanding signage and brand recognition.
- **Outstanding Accessibility:** Conveniently located just minutes from I-75 and I-675, allowing easy access from throughout the Dayton region.



Demographics

	1 Mile	3 Mile	5 Mile
Total Population	3,798	62,524	139,945
Total Households	2,067	28,227	60,832



Joe Krug

Senior Associate

937.701.1083

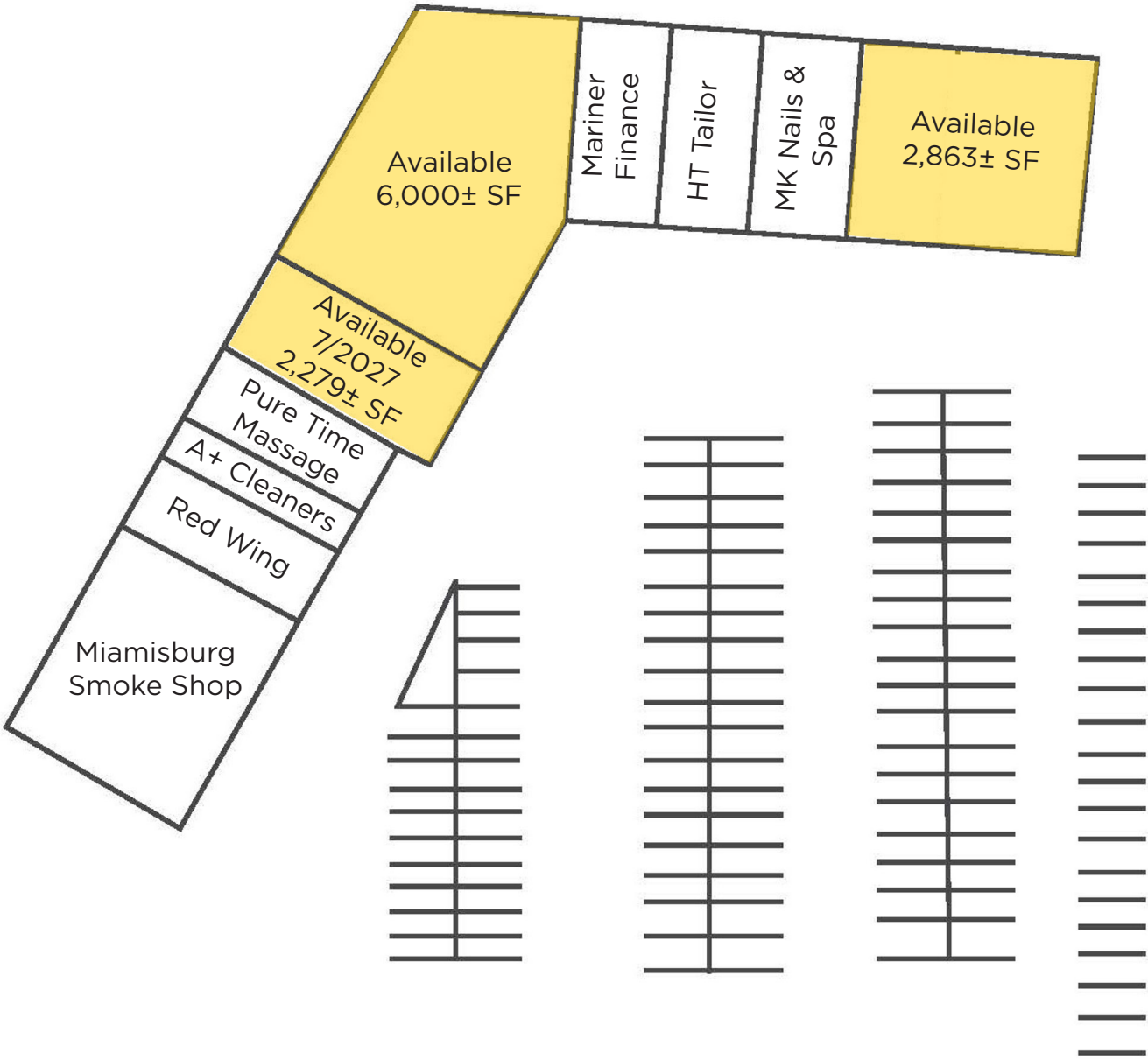
Joe.Krug@ApexCommercialGroup.com

ApexCommercialGroup.com | 937.222.7884 | 7887 Washington Village Dr., Suite 140, Dayton, OH 45459

8106-8154 N. Springboro Pike

Miamisburg, Ohio 45342

Floor Plan



8106-8154 N. Springboro Pike

Miamisburg, Ohio 45342

Photos



ApexCommercialGroup.com

8106-8154 N. Springboro Pike

Miamisburg, Ohio 45342

Aerial

