

OFFERING MEMORANDUM

2555 Miamisburg- Centerville Road

DAYTON, OHIO 45459

A landmark owner-user and adaptive-reuse
opportunity at the Dayton Mall gateway

Offered at \$2,800,000



COMMUNITY
PARTNERS



EXECUTIVE SUMMARY

A turnkey luxury platform

Purpose-built for a secure luxury jewelry operation, this landmark showroom gives an owner-user a turnkey platform with uncommon reuse flexibility. At the Dayton Mall gateway, the site pairs 300.98 feet of SR 725 frontage with full-movement access, pylon signage and 22,038 AADT exposure. As Miami Township advances Miami Crossing, the building can support jewelry, luxury retail, bridal, design, wellness or secure client-service concepts.

6,106

SQUARE FEET

0.491

ACRES

26

PARKING SPACES

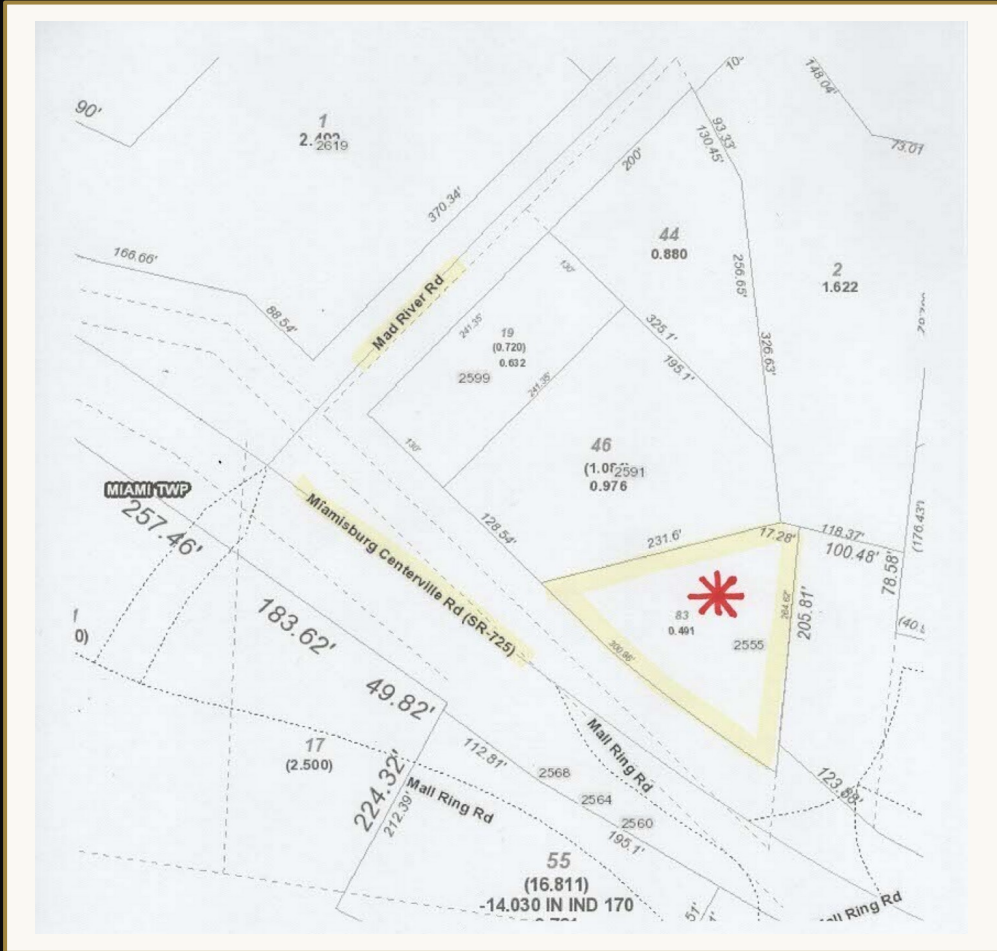
B-2

Miami Township business zoning



TRADE AREA ADVANTAGE

At the front door of Dayton's south retail core



ACROSS FROM DAYTON MALL

Immediate connection to the area's established regional retail draw, including department store, sporting goods, beauty, apparel and restaurant traffic.

GATEWAY POSITIONING

Approximately 259 feet east of Mad River Road, a principal mall entrance, with convenient access to I-75 and I-675.

DISTRICT MOMENTUM

Miami Crossing's planning initiative encompasses the Dayton Mall and 400+ surrounding businesses, guiding future investment, walkability and mixed-use evolution.

Source: Seller materials; Dayton Mall directory; Miami Township / Miami Crossing planning materials.

VERIFIED EXPOSURE

Visibility that works hard

22,038

2025 AADT ON STATE ROUTE 725

ODOT Station 20257 | Property roadway segment

FULL-MOVEMENT ACCESS

Right-in/right-out and left-in/left-out connectivity on SR 725.

VISIBILITY INFRASTRUCTURE

300.98 feet of SR 725 frontage plus a large pylon sign.



Source: ODOT TIMS Traffic Count Segments, 2025 AADT; Montgomery County GIS frontage confirmation.

ARCHITECTURE & ARRIVAL

A premium arrival sets the tone

The freestanding masonry building carries the visual authority of a flagship: a sculpted facade, arched entry, formal columns and a carefully landscaped approach.

DISTINCTIVE CURB APPEAL

A memorable silhouette with substantial exterior signage presence.

CUSTOMER-READY ARRIVAL

A protected, illuminated entry designed to frame a premium visitor experience.



INTERIOR EXPERIENCE

Designed for high-value client interaction



ARCHITECTURAL CEILINGS

Layered forms and statement lighting create a memorable sense of occasion.

INTEGRATED MILLWORK

Curved counters and broad sightlines support intuitive customer flow.



PURPOSE-BUILT ADVANTAGE

Security infrastructure creates uncommon utility

01

HIGH-SECURITY
CONSTRUCTION

02

WALK-IN VAULT

03

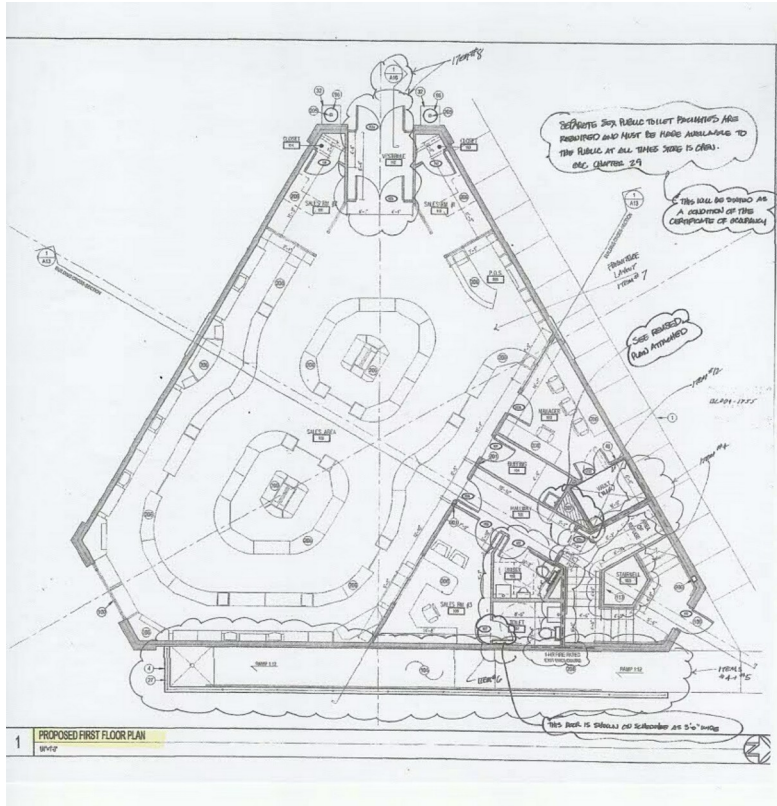
CONTROLLED-ENTRY
POTENTIAL

Designed for high-value inventory, the existing security platform can also translate to luxury goods, collectible inventory, secure records, privacy-sensitive services or a tailored executive environment.

Illustrative uses are subject to zoning, code and buyer verification.

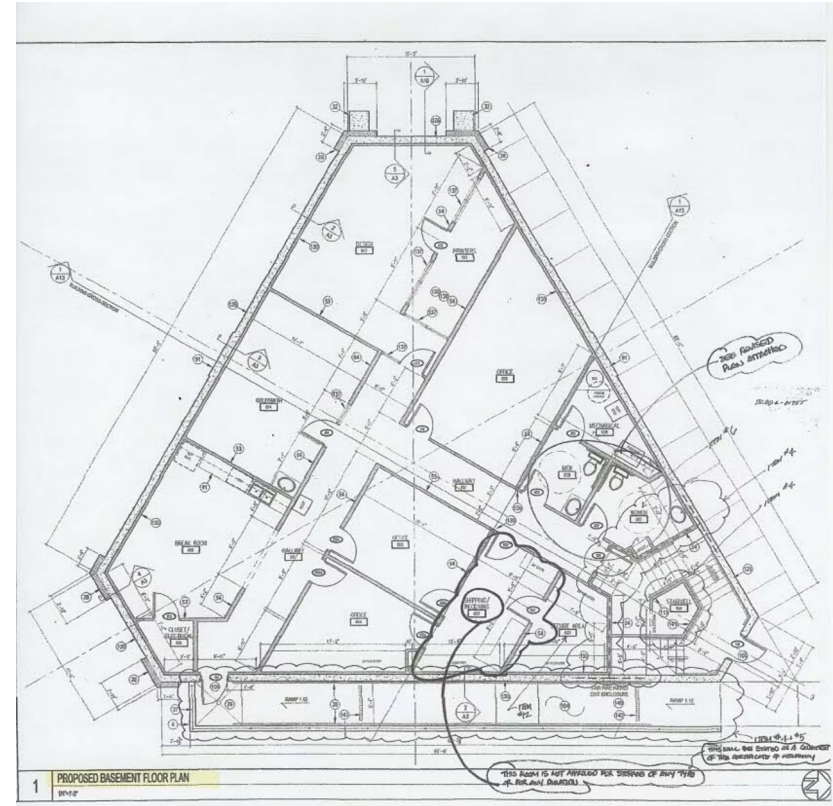
Two levels. One flexible plan.

6,106 SF TOTAL



MAIN LEVEL | ±3,053 SF

Large customer-facing showroom with sales rooms, manager area and support space

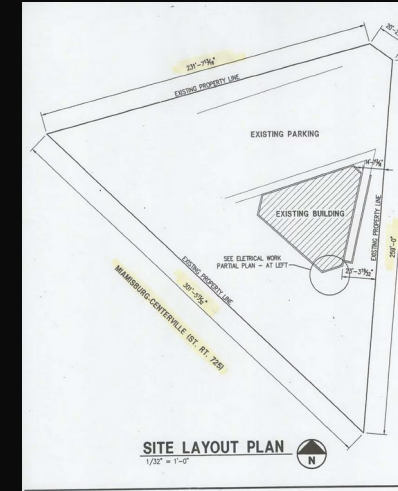
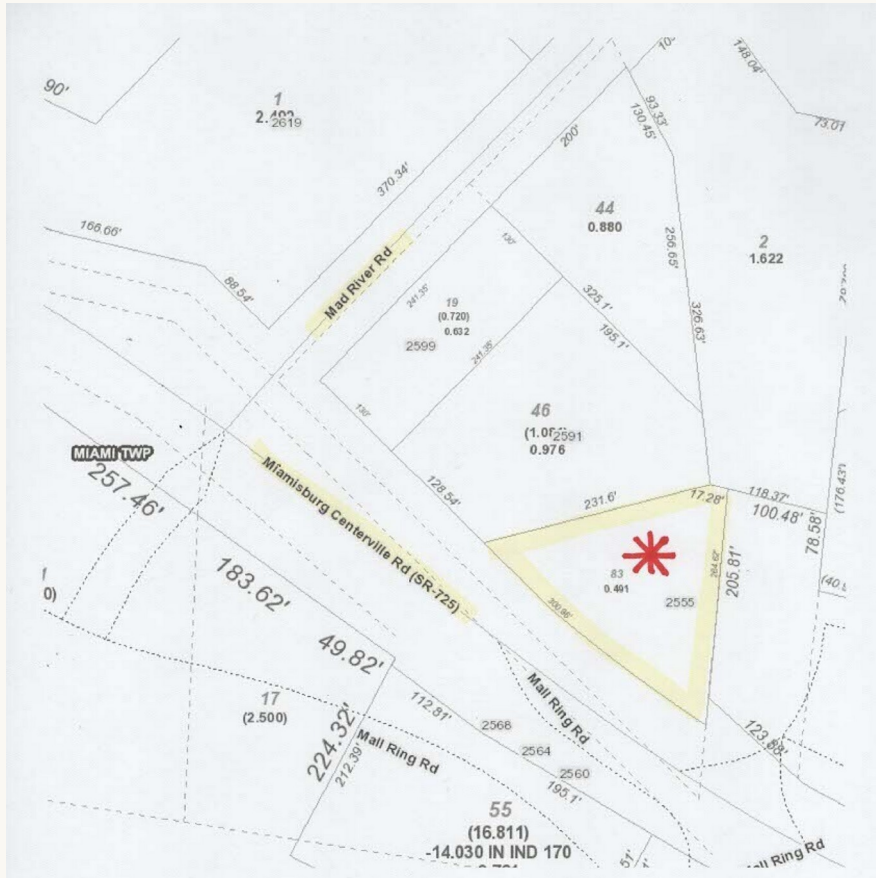


LOWER LEVEL | ±3,053 SF

Office, repair/work, break, restroom and storage/support functions

SITE EFFICIENCY

Built for exposure, access and frontage



0.491

ACRES

26

SURFACE SPACES

300.98' SR 725 FRONTAGE

Full-movement access | Pylon sign

ADAPTIVE-REUSE POTENTIAL

B-2 creates multiple paths to premium reuse

LUXURY & SPECIALTY RETAIL

Fine jewelry, watches, bridal, apparel, optical, furnishings, collectibles or other luxury specialty retail.

WELLNESS & PERSONAL SERVICES

Medical aesthetics, salon, spa, wellness studio or other appointment-driven client experiences.

CREATIVE & DESIGN

Interior design, art gallery, photo studio, bridal consultation or curated product presentation space.

FOOD & HOSPITALITY CONCEPTS

Boutique bakery, specialty foods, catering or premium carryout concepts subject to code and approvals.

EDUCATION & COMMUNITY

Training, studio, education or community-oriented programming where permitted.

PROFESSIONAL CONVERSION

Private banking, wealth management, secure services or a client-facing headquarters - subject to township confirmation.

Illustrative scenarios only. Specific use, parking, plan review, building code, licensing and other approvals must be independently confirmed.

ZONING FRAMEWORK

B-2 centers consumer-facing business and service

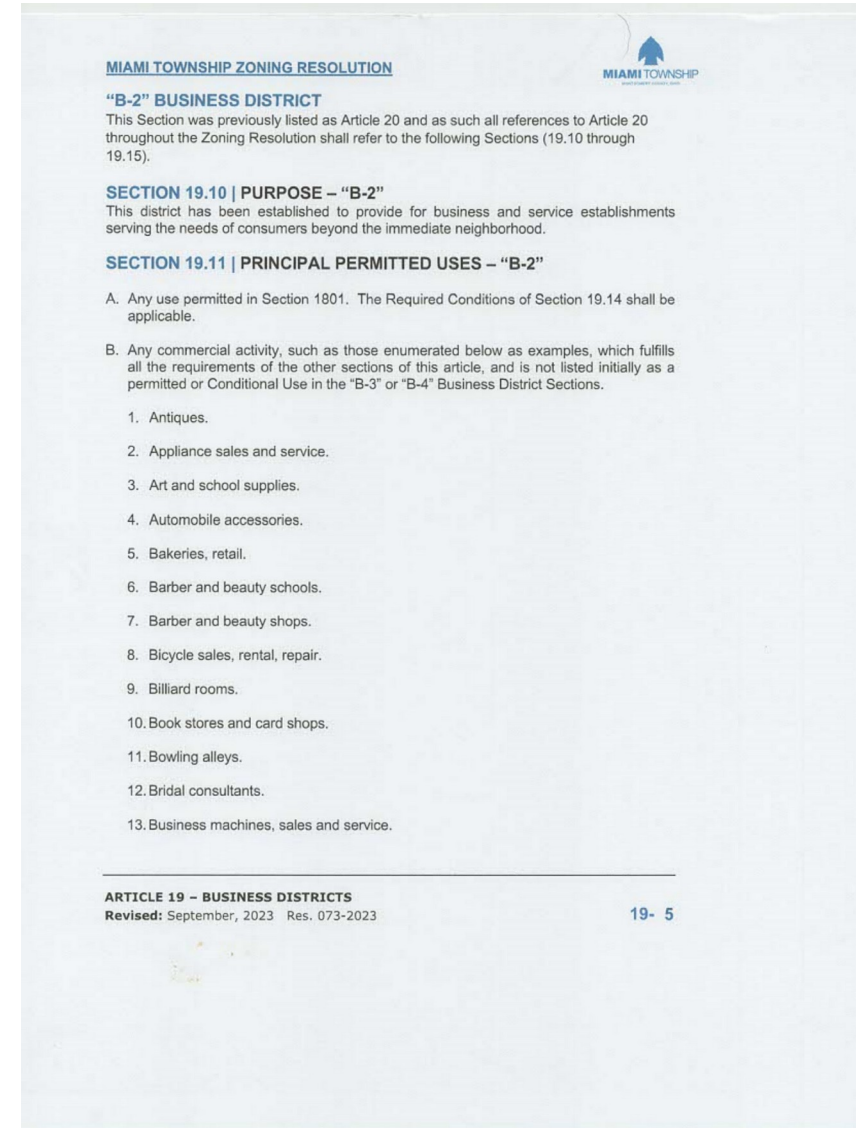
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ENUMERATED PRINCIPAL USES

Miami Township describes B-2 as a district for business and service establishments serving consumers beyond the immediate neighborhood.

The principal-use schedule spans retail, personal services, food, studios, training, recreation and community uses. Most business activity must occur within a fully enclosed building; additional conditions apply.

Source: Miami Township Zoning Resolution, Article 19, revised September 2023. Buyer must verify each proposed use.



THE ACQUISITION CASE

Four advantages set the opportunity apart

- 01 Turnkey luxury showroom
- 02 300.98' gateway frontage
- 03 Security, signage and access
- 04 Reuse optionality in Miami Crossing

For an owner-user, the existing fit-out can accelerate opening and brand presence. For a repositioning buyer, the structure offers a distinctive shell for premium retail, showroom, wellness or secure service concepts.



OFFERING TERMS

A distinctive platform for a premium operator

\$2,800,000

SALE PROFILE

Owner-user or investment acquisition

BUILDING AREA

6,106 SF across two levels
3,053 SF per level

DELIVERY

Timing and possession to be confirmed

FF&E

Availability of selected fixtures and equipment to be confirmed

Schedule a private property tour and due-diligence review.



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REFERENCE & DISCLOSURE

Sources & buyer responsibility

PRIMARY PROPERTY MATERIALS

Seller/CoStar listing details; Montgomery County Auditor/GIS confirmations; supplied exterior and interior photography; supplied site plans, floor plans and surveys.

ZONING

Miami Township Zoning Resolution, B-2 Business District, Sections 19.10-19.15; revised September 2023; Resolution 073-2023 (supplied PDF).

TRAFFIC

[ODOT TIMS - Traffic Count Segments dataset Station 20257; 2025 AADT; frontage confirmed through Montgomery County GIS.](#)

DISTRICT CONTEXT

[Miami Township / Miami Crossing planning materials Planning initiative for the Dayton Mall area and 400+ surrounding businesses.](#)

DISCLAIMER

Information is believed reliable but is not guaranteed and is subject to errors, omissions, change, withdrawal and independent verification. Measurements are approximate. Adaptive-reuse and zoning examples are illustrative only and do not constitute a representation that any particular use will be approved. Buyers should complete independent zoning, code, condition, environmental, tax, title, survey, financial and legal due diligence.
