



8106-8160 Springboro Pike
Miamisburg, OH 45342

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DAYTON

Party City Applebee's
 BEST BUY Toys R Us
 BURGER KING [R]avemotionpictures
 ASHLEY FURNITURE ALDI
 OLIE'S OUTLET Bargain GOOD STUFF CHEAP

Office DEPOT STARBUCKS COFFEE
 BABIES R US
 Pier 1 imports

THE HOME DEPOT

THE ORIGINAL FACTORY

LA Z BOY

LOWE'S

MIAMISBURG CENTERVILLE RD

725

Wendy's HAMBURGERS

BARNES & NOBLE BOOKSELLERS

DAYTON MALL
 Michaels JCPenney
 RadioShack
 macy's Guitar Center
 Sears DSW
 Elder-Beerman COME TO THE RIGHT PLACE

COMFORT SUITES

TireDiscounters TIRES • WHEELS • BRAKES • SHOCKS & STRUTS

Advance Auto Parts

COURTYARD Marriott

Michaels Where Creativity Happens

PLATO'S CLOSET
 DOLLAR TREE Once upon a child
 HOBBY LOBBY

Frisch's

Hampton Inn

Red Lobster

INTOWN SUITES EXTENDED STAY LIVING

McDonald's



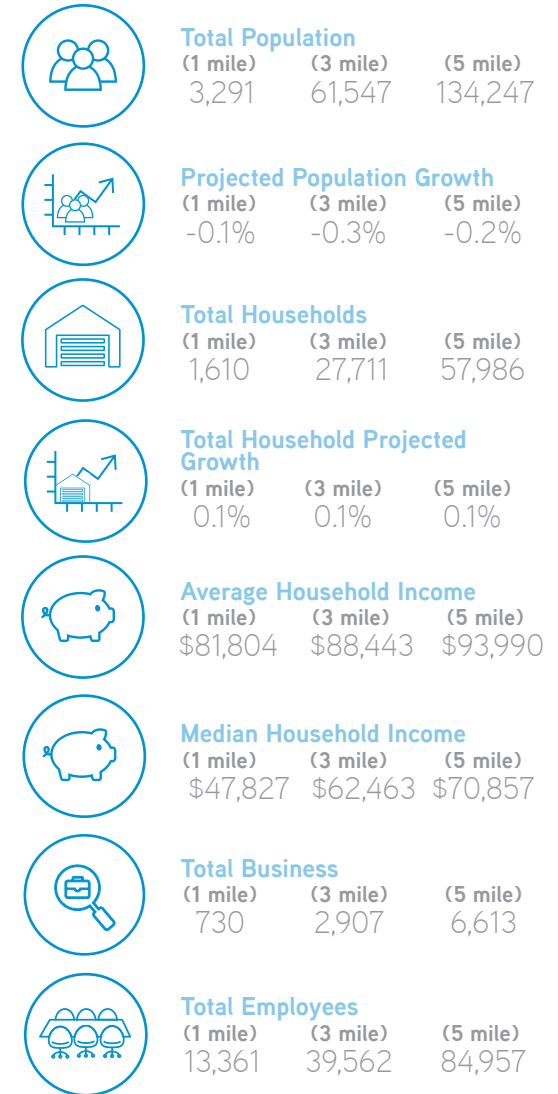




PROPERTY HIGHLIGHTS

- Highly visible 24,953 SF Shopping Center located at a main entrance to Dayton Mall, the premiere enclosed mall in the region
- Great tenant mix including Buddy's Carpet, Sleep Outfitters, BoRics and Red Wing Shoes
- Tenant pylon signage available
Over 32,430 vehicles/day on busy Springboro Pike
- Over 135,000 people living within 5 miles earning average household incomes exceeding \$81,000/year
- Up to 8,279 SF available: 6,000 SF and 2,279 SF
- Perfect location for restaurants including pizza, sandwiches and quick serve food concept

AREA DEMOGRAPHICS



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