



3CRE Advisors
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Presented By:

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// RETAIL PROPERTY FOR LEASE

5,300 SF NEAR END CAP SPACE

452 SPRINGBORO PIKE, DAYTON, OH 45449



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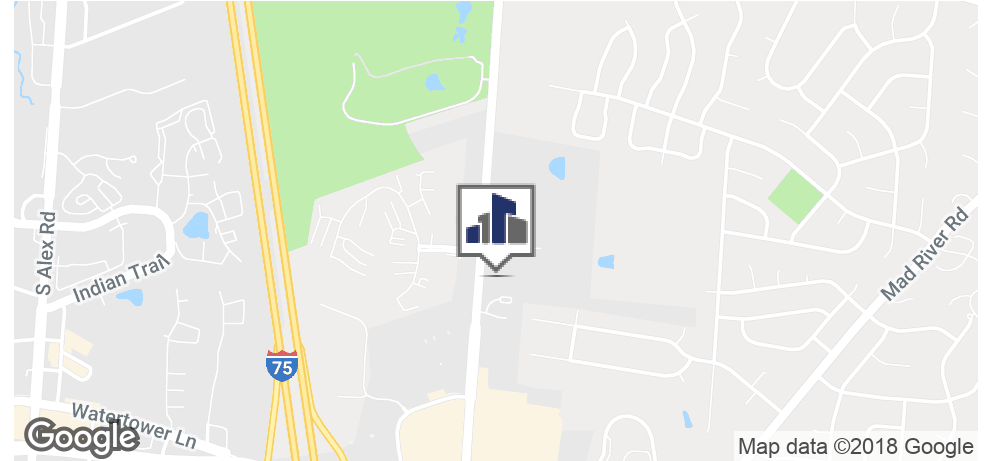
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by 3CRE Advisors in compliance with all applicable fair housing and equal opportunity laws.

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// EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	5,300 SF NEAR END CAP
Lease Rate:	\$10.00 - 12.00 SF/yr (NNN)
Lot Size:	4.74 Acres
Building Size:	35,000
Renovated:	2006
Market:	Dayton
Submarket:	Miamisburg
Traffic Count:	30,000

PROPERTY OVERVIEW

Located near The Dayton Mall
Strong Demographics and Retail Area
Average HH income \$67,000 and 61,000 (3 mile) population
36,000 ADT with 300 ft frontage
25 foot pylon signage
Ingress/Egress (curb cut) at traffic light

PROPERTY HIGHLIGHTS

- Located near The Dayton Mall
- Strong Demographics and Retail Area
- Average HH income \$67,000 and 61,000 (3 mile) population
- 36,000 ADT with 300 ft frontage
- 25 foot pylon signage
- Ingress/Egress (curb cut) at traffic light



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// SECTION 1

PROPERTY INFORMATION

452 SPRINGBORO PIKE SHOPPING CENTER - 452 SPRINGBORO PIKE, DAYTON, OH 45449

// PROPERTY DETAILS

	<p>YEAR BUILT</p> <p>1984</p> <p>COMPLETE RENOVATION IN 2006</p>	<p>ALARM SYSTEM</p> <p>Fire Alarmed Monitored 24/7</p>	
	<p>GLA (SF)</p> <p>35,000</p>	<p>CAPITAL IMPROV</p> <p>Complete renovation in 2008 including roof, hvac, MEPs, Façade, signage, and parking lot,</p>	
	<p>OCCUPANCY</p> <p>88%</p>	<p>HVAC</p> <p>Heating and cooling provided by roof mounted unit Units are gas and electric ignitors</p>	
	<p>SITE AREA</p> <p>4.74 acres</p>	<p>FOUNDATION</p> <p>Concrete slab</p>	
	<p>PARKING</p> <p>155 spaces</p>	<p>FRONTAGE</p> <p>400 feet of frontage on Springboro Pike</p>	
	<p>VEHICLES PER DAY</p> <p>30,000</p>	<p>INGRESS/EGRESS</p> <p>Two way at traffic light off Springboro Pike</p>	
		<p>PARKING</p> <p>155 spaces</p>	
		<p>SIGNAGE</p> <p>2-way 30 foot pylon sign on Springboro Pike</p>	
		<p>SPRINKER SYSTEM</p> <p>Fully fire sprinkler system in each tenant suite</p>	
		<p>UTILITIES</p> <p>Dayton Power & Light - Gas and Electric Montgomery County - Water and Sewer</p>	
		<p>YEAR BUILT</p> <p>1984</p>	
		<p>YEAR RENOVATED</p> <p>2006</p>	
		<p>ZONING</p> <p>Commercial</p>	

// RETAIL MAP



// SITE PLAN





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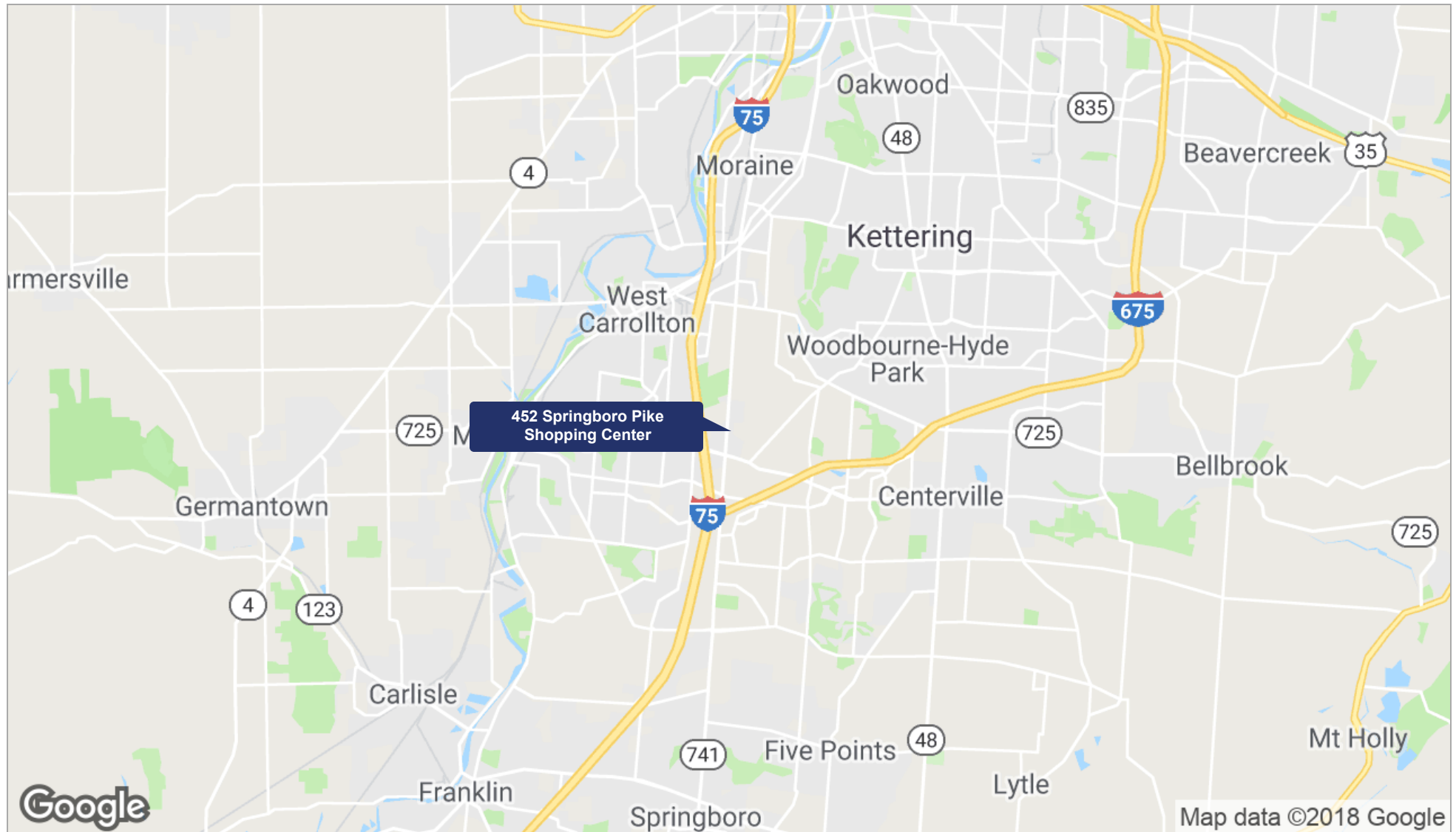
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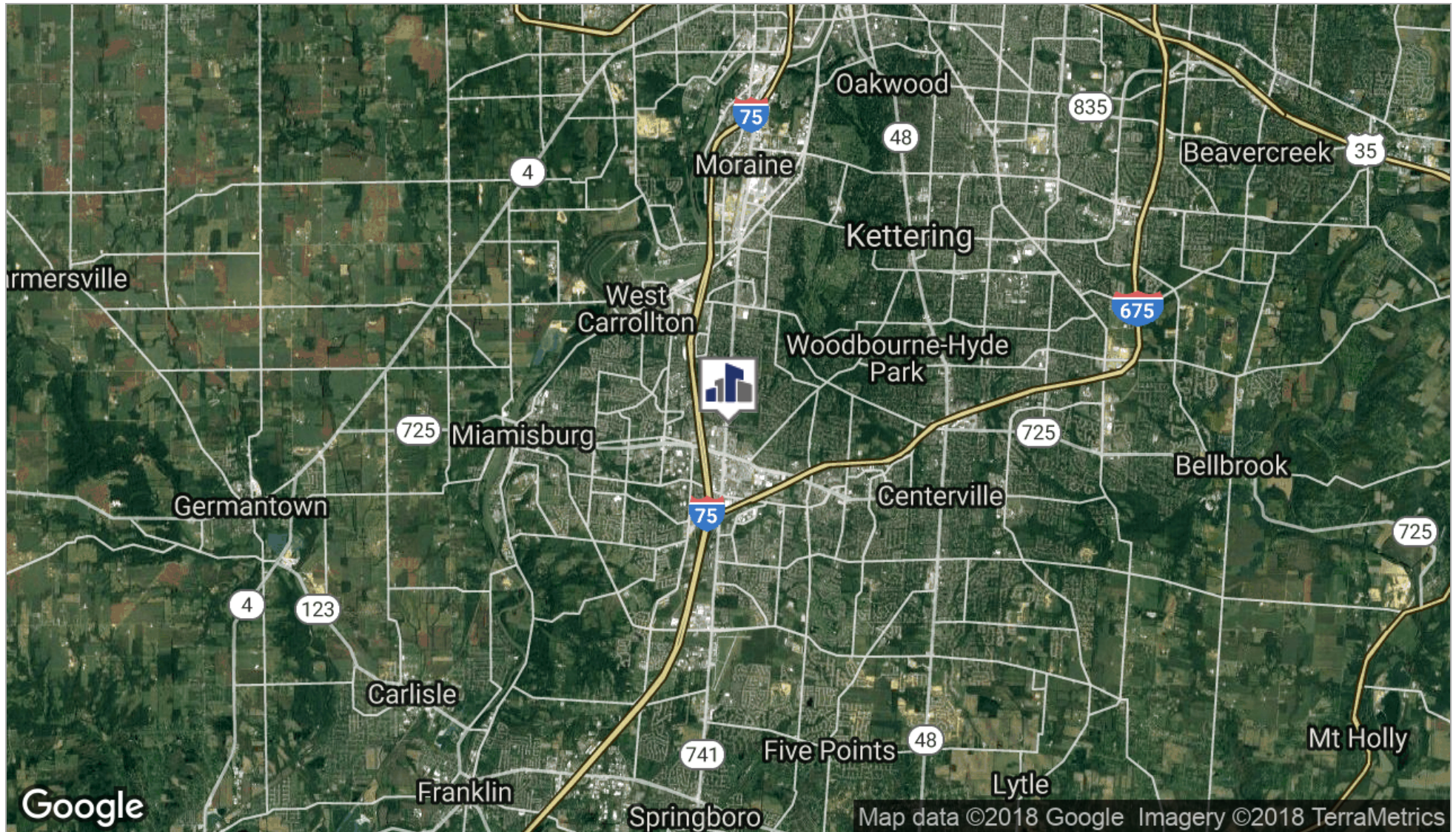


// SECTION 2

LOCATION INFORMATION

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// SECTION 3

DEMOGRAPHICS

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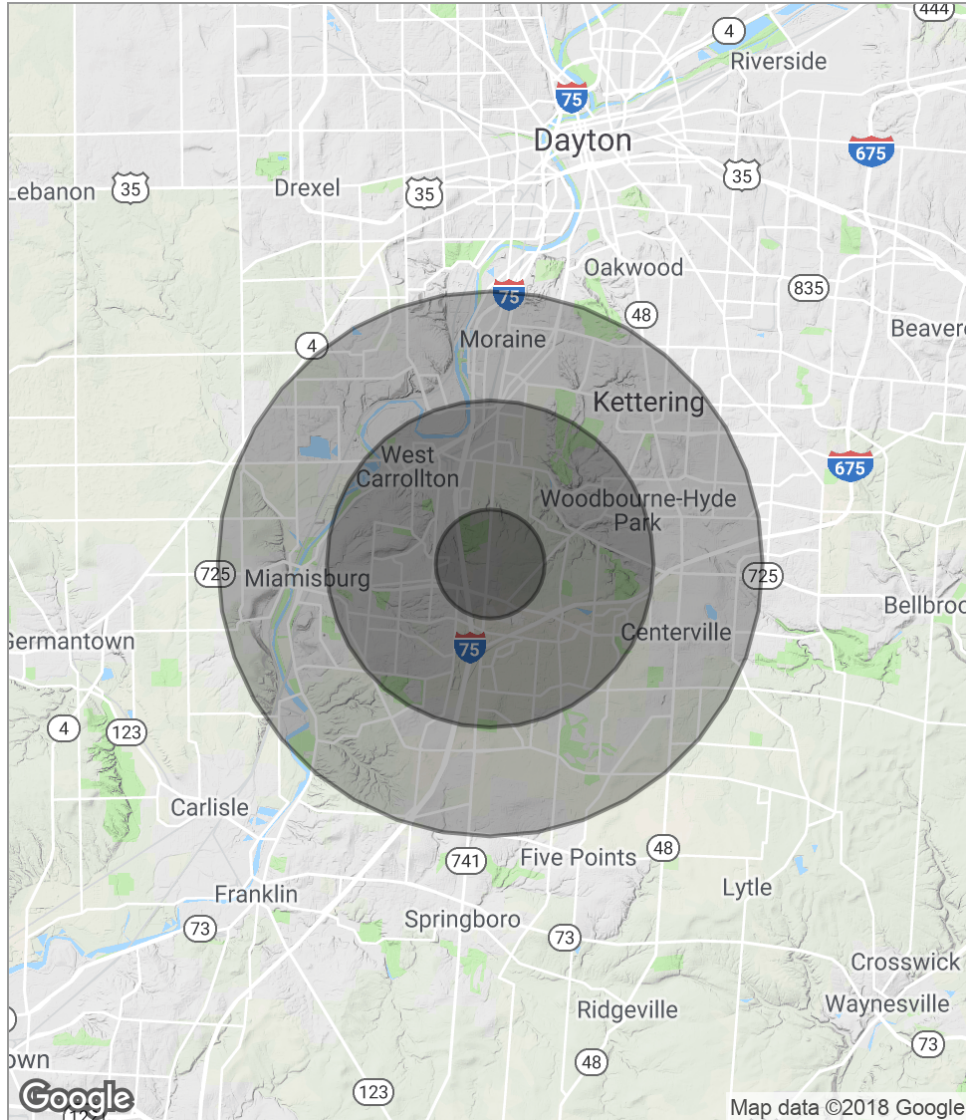


// DEMOGRAPHICS REPORT

	1 MILE	3 MILES	5 MILES
Total population	8,003	60,557	137,450
Median age	41.7	39.4	40.4
Median age (Male)	41.0	38.7	39.5
Median age (Female)	42.2	39.9	41.3
Total households	3,841	26,673	59,089
Total persons per HH	2.1	2.3	2.3
Average HH income	\$61,077	\$66,881	\$71,762
Average house value	\$140,186	\$174,193	\$192,618
Total Population - White	6,767	52,388	120,655
% White	84.6%	86.5%	87.8%
Total Population - Black	686	4,180	8,107
% Black	8.6%	6.9%	5.9%
Total Population - Asian	229	2,024	4,470
% Asian	2.9%	3.3%	3.3%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	12	51
% American Indian	0.0%	0.0%	0.0%
Total Population - Other	260	916	1,743
% Other	3.2%	1.5%	1.3%
Total Population - Hispanic	253	1,462	2,546
% Hispanic	3.2%	2.4%	1.9%

Source: U.S. Census Bureau, 2010 Census

// DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,003	60,557	137,450
Median age	41.7	39.4	40.4
Median age (Male)	41.0	38.7	39.5
Median age (Female)	42.2	39.9	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,841	26,673	59,089
# of persons per HH	2.1	2.3	2.3
Average HH income	\$61,077	\$66,881	\$71,762
Average house value	\$140,186	\$174,193	\$192,618

** Demographic data derived from 2010 US Census*

TRYFON CHRISTOFOROU



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PROFESSIONAL BACKGROUND

Tryfon Christoforou is an experienced commercial broker specializing in multifamily real estate and is a partner of 3CRE Advisors. He brings broad experience in commercial real estate to his work – in addition to multifamily properties, his background includes mortgages, investment, and ownership of investment property.

By leveraging his diverse work experience in real estate to bring every client the best return possible, Tryfon has established himself as a top performer.

Tryfon has built a reputation as a service-oriented broker who is committed to personally guiding his clients through every phase of the real estate transaction process from start to finish. He has built long-term relationships with clients based on collaboration, hard work, an ethical approach, and dedication to a step-by-step method to working with every investor to maximize results.

Tryfon Co-founded 3CRE Advisors with partner Michael Costantini to bring clients a tailored, knowledgeable approach to forming and successfully executing their commercial real estate investment strategy.

3CRE have extensive experience in local and regional Midwest markets and has an advantage in locating investment options on behalf of its clients as well as being able to list their properties on a national basis to the entire 100,000-strong brokerage and investment community via real-time syndication to major listing sites, social media, and email campaigns.

Tryfon holds a BSBA, Marketing from University of Cincinnati, Ohio. His affiliations include the National Apartment Association, NAR, OAR, and the Cincinnati and Dayton Board of Realtors. He was born in Melbourne, Australia and is of Greek heritage. He is a passionate world traveler and calls Cincinnati his home.

MICHAEL COSTANTINI



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PROFESSIONAL BACKGROUND

Michael Costantini is an experienced commercial broker specializing in commercial real estate and is a partner in 3CRE Advisors. With over 20 years experience and a track record of producing optimal results, Michael has the knowledge, expertise and negotiating skills to get the results his clients desire.

A thorough and results-driven broker, Michael is always attuned to the pulse of the market, using his experience to help clients navigate current market conditions and anticipate future ones. When working with Michael, clients have a proven professional that can deliver results and optimize their commercial real estate investments.

Michael founded 3CRE Advisors with partner Tryfon Christoforou to bring clients a tailored, knowledgeable approach to forming and successfully executing their commercial real estate investment strategy. The 3CRE team has completed over a billion dollars of real estate transactions, and their list of retail clients include Scene 75 Entertainment, Walgreens, CVS, Dollar and to name a few. 3CRE also has in-depth expertise in disposition and acquisition of retail assets ranging from 10,000 SF to 384,000 SF.

3CRE has extensive experience in local and regional Midwest markets and has an advantage in locating investment options on behalf of its clients as well as being able to list their properties on a national basis to the entire 100,000-strong brokerage and investment community via real-time syndication to major listing websites, social media platforms, and email campaigns.

Michael holds a bachelor's degree and a master's degree in business administration from Xavier University. His industry affiliations include the International Council of Shopping Centers (ICSC); the National Association of Realtors (NAR); the Ohio Association of Realtors (OAR); and the Cincinnati and Dayton Board of Realtors.