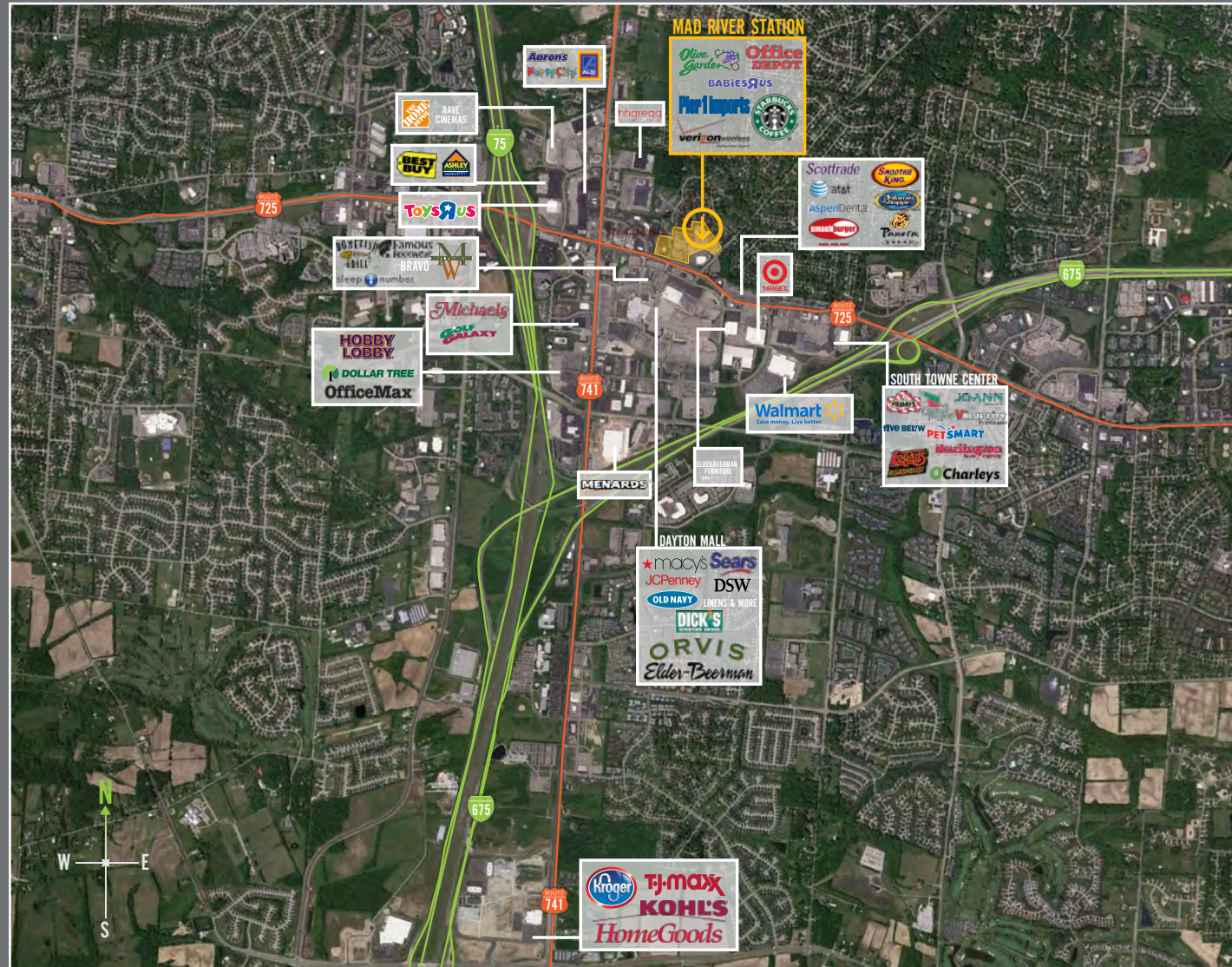


# MAD RIVER STATION

2717 MIAMISBURG CENTERVILLE ROAD, DAYTON, OHIO 45459



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## PROPERTY INFORMATION

- + TYPE: Community Shopping Center
- + GLA: 157,742 ± sf
- + PARKING: 700 spaces
- + ANCHORS: Babies 'R' Us  
Office Depot  
Pier 1 Imports  
Barnes & Noble (Not Owned)

Mad River Station benefits from its strong location at the intersection of State Route 725 and Mad River Road. The property is adjacent to the Dayton Mall, a 1.3 million square foot center anchored by DSW, Elder-Beerman, JCPenney, Macy's, Old Navy and Sears. Mad River Station is in the Miami Township of Dayton, Ohio, and is part of the Dayton MSA.



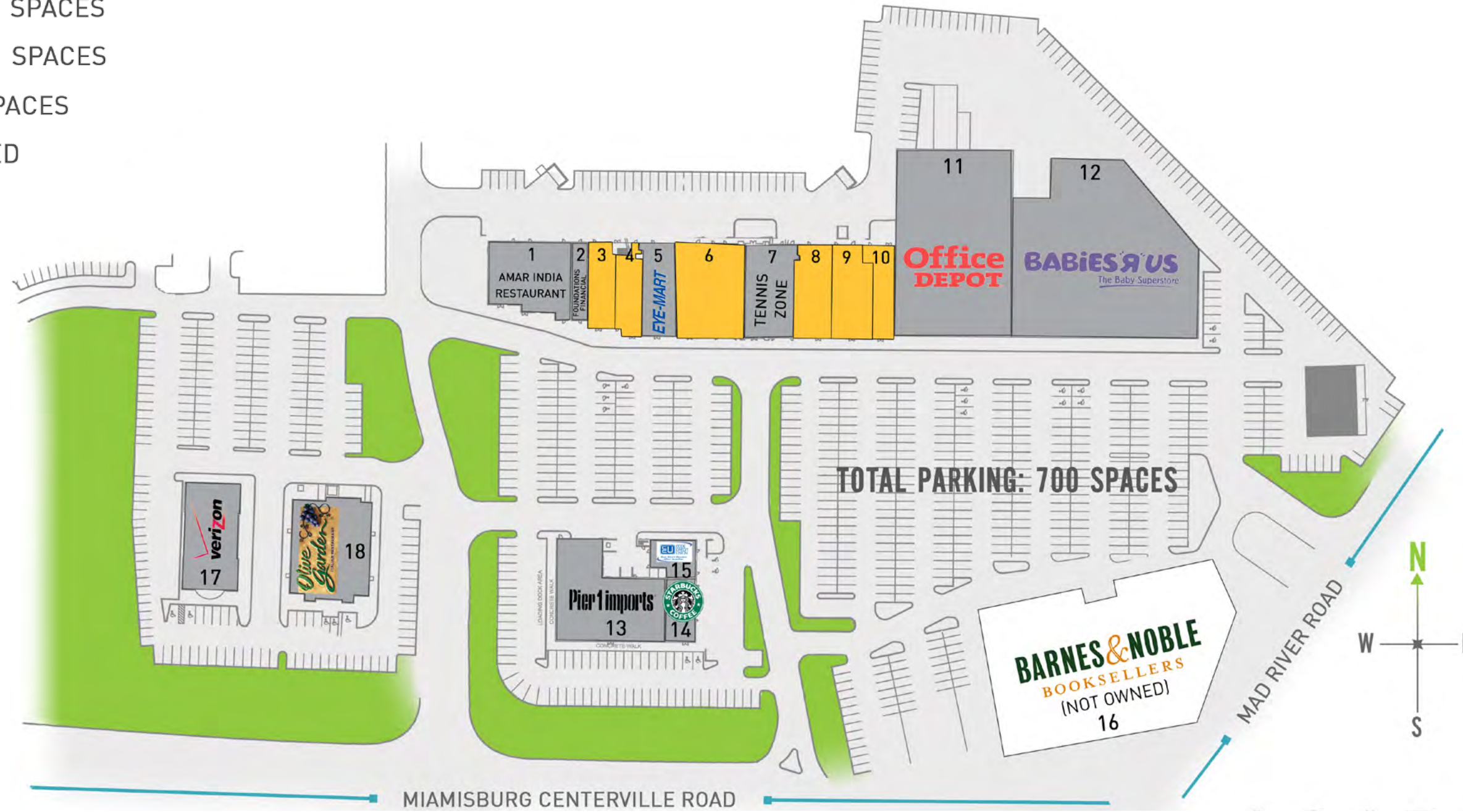
		1 MI.	3 MI.	5 MI.
POPULATION		6,223	66,076	145,000
HOUSEHOLDS		2,949	29,393	62,534
AVERAGE HHI		\$64,811	\$70,411	\$74,978



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- AVAILABLE SPACES
- PROPOSED SPACES
- LEASED SPACES
- NOT OWNED



## TENANT ROSTER

1. Amar Indian Restaurant.....	6,696 SF	7. Tennis Zone.....	3,014 SF	13. Pier 1 Imports.....	10,111 SF
2. Foundations Financial.....	1,512 SF	8. Available.....	3,922 SF	14. Starbucks.....	2,289 SF
3. Available.....	2,566 SF	9. Available.....	4,191 SF	15. Code Credit Union.....	2,073 SF
4. Available.....	2,577 SF	10. Available.....	2,233 SF	16. Barnes & Noble (Not Owned).....	.....SF
5. Eyemart.....	3,776 SF	11. Office Depot.....	25,038 SF	17. Verizon Wireless.....	6,930 SF
6. Available.....	6,824 SF	12. Babies 'R' Us.....	33,147 SF	18. Olive Garden.....	9,098 SF