

South Towne Centre

2004-2260 Miamisburg-Centerville | Dayton, OH 45459

Montgomery County Dayton-Kettering-Beavercreek, OH 333,998 Sq Ft

39.6329, -84.2095



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|-----------|-----------|
| Population | 7,332 | 67,004 | 161,202 |
| Daytime Pop. | 11,736 | 71,924 | 157,821 |
| Households | 3,694 | 30,197 | 69,094 |
| Income | \$103,234 | \$113,300 | \$121,285 |

Source: Synergos Technologies, Inc. 2024

Located in a popular Dayton retail hub, adjacent to 1.4M SF Dayton Mall, the largest super-regional mall in the Dayton-Springfield area

Highly visible to 22K+ vehicles daily along SR 725, with direct access to I-675 with 61K+ vehicles daily (Kalibrate 2021)

Features strong lineup of national retailers including PetSmart, Burlington Stores, and Five Below



South Towne Centre

2004-2260 Miamisburg-Centerville | Dayton, OH 45459

Montgomery County Dayton-Kettering-Beavercreek, OH 333,998 Sq Ft

39.6329, -84.2095



Available Spaces

| | | | | | |
|-----|--------------|------|-----|--------------|------|
| 05A | 14,060 Sq Ft | 360° | 25 | 33,377 Sq Ft | 360° |
| 06 | 2,122 Sq Ft | 360° | 25B | 36,293 Sq Ft | 360° |
| 24A | 14,735 Sq Ft | 360° | 28A | 2,430 Sq Ft | |

Current Tenants

Space size listed in square feet

| | | |
|-------|-----------------------------|--------|
| 01 | PetSmart | 20,000 |
| 01A | Luxury Nail Spa | 6,400 |
| 02 | Rent-A-Center | 4,200 |
| 04 | Value City Furniture | 51,282 |
| 14 | Burlington | 69,046 |
| 23A | Scrubs & Beyond | 3,106 |
| 25A | Health Foods Unlimited | 23,040 |
| 25C | Sleep Outfitters | 4,380 |
| 25D | Five Below | 8,095 |
| 26 | NovaCare Rehabilitation | 4,550 |
| 27 | Fu Mon Lau Bistro | 3,731 |
| 28 | Wingstop | 2,108 |
| FS1 | Fifth Third Bank | 4,200 |
| FS2 | KPOT Korean BBQ & Hot Pot | 6,500 |
| FS3 | Sake Restaurant | 4,573 |
| FS4 | El Toro Mexican Bar & Grill | 8,300 |
| FS6 | O'Charley's | 7,470 |
| NAP01 | The Salvation Army | 0 |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1073

