

# 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



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## Available Spaces

|     |              |      |       |                   |
|-----|--------------|------|-------|-------------------|
| 04  | 51,282 Sq Ft | 360° | 25A   | 23,040 Sq Ft      |
| 05A | 14,060 Sq Ft | 360° | 25B   | 26,550 Sq Ft 360° |
| 06  | 2,122 Sq Ft  | 360° | 25B-1 | 25,000 Sq Ft      |
| 24A | 14,735 Sq Ft | 360° | 28A   | 2,430 Sq Ft       |
| 25  | 18,120 Sq Ft | 360° |       |                   |

## Current Tenants

Space size listed in square feet

|       |                             |        |
|-------|-----------------------------|--------|
| 01    | PetSmart                    | 20,000 |
| 01A   | Luxury Nail Spa             | 6,400  |
| 02    | Rent-A-Center               | 4,200  |
| 14    | Burlington                  | 69,046 |
| 23A   | Scrubs & Beyond             | 3,106  |
| 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

