

SPACE FOR LEASE & OUTLOT OPPORTUNITY AVAILABLE

2859 Miamisburg Centerville Road, Miamisburg, OH 45459

3,500 SF +/- Proposed Pad
and 20,000 SF Available for LEASE



Property Details:

- Directly adjacent to Interstate 75 and St. Rt. 725, with excellent sight lines from all directions
- Junior box vacancy; Co-tenancy with Bob's Discount Furniture
- Proposed pad, perfect for restaurant or other retail user (BTS or land-lease)
- Nearby tenants:



Demographics:

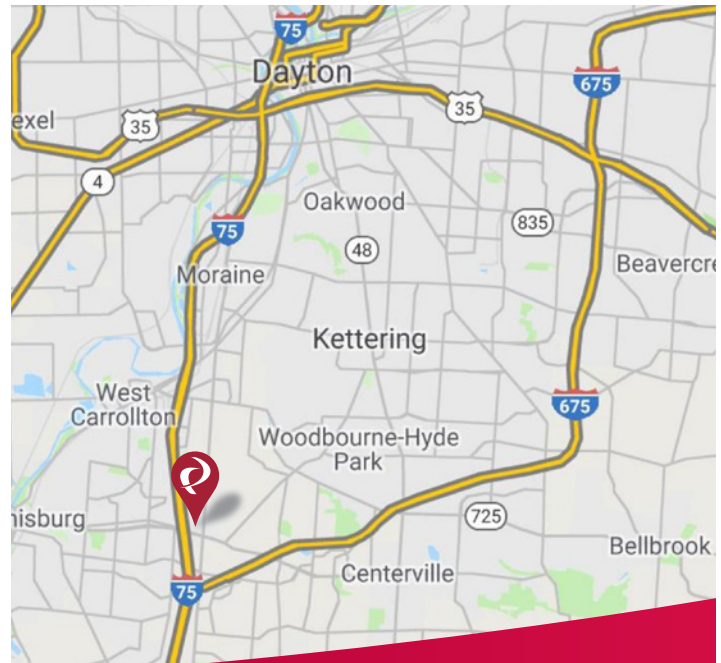
2024 Estimates	2 Mile	3 Mile	5 Mile	10 Mile
Population	30,352	65,448	133,296	428,825
Households	14,244	30,040	58,555	181,991
Average HH Income	\$95,888	\$100,153	\$111,178	\$99,333
Total # of Employees	19,535	32,625	62,840	165,532

Traffic Counts:

Inrix 2022	ADT
Miamisburg Centerville Road (SR 725)	49,209
I-75	100,225

Contact: Zachary Schunn

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128 East Second Street | Suite B | Covington, KY 41011 | 513.489.3343 | edgegp.com

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Market Aerial



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Detail Aerial



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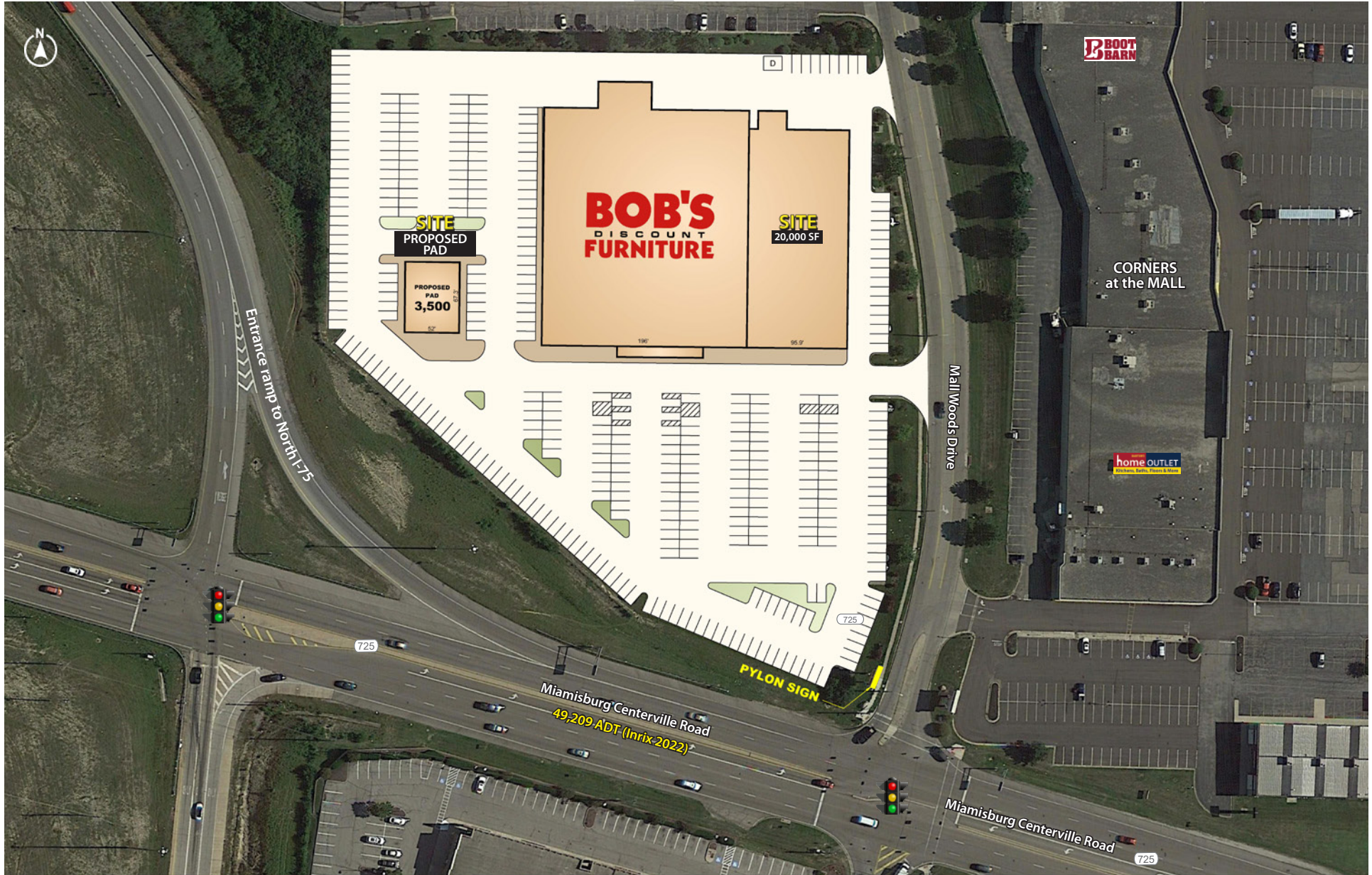
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Site Plan



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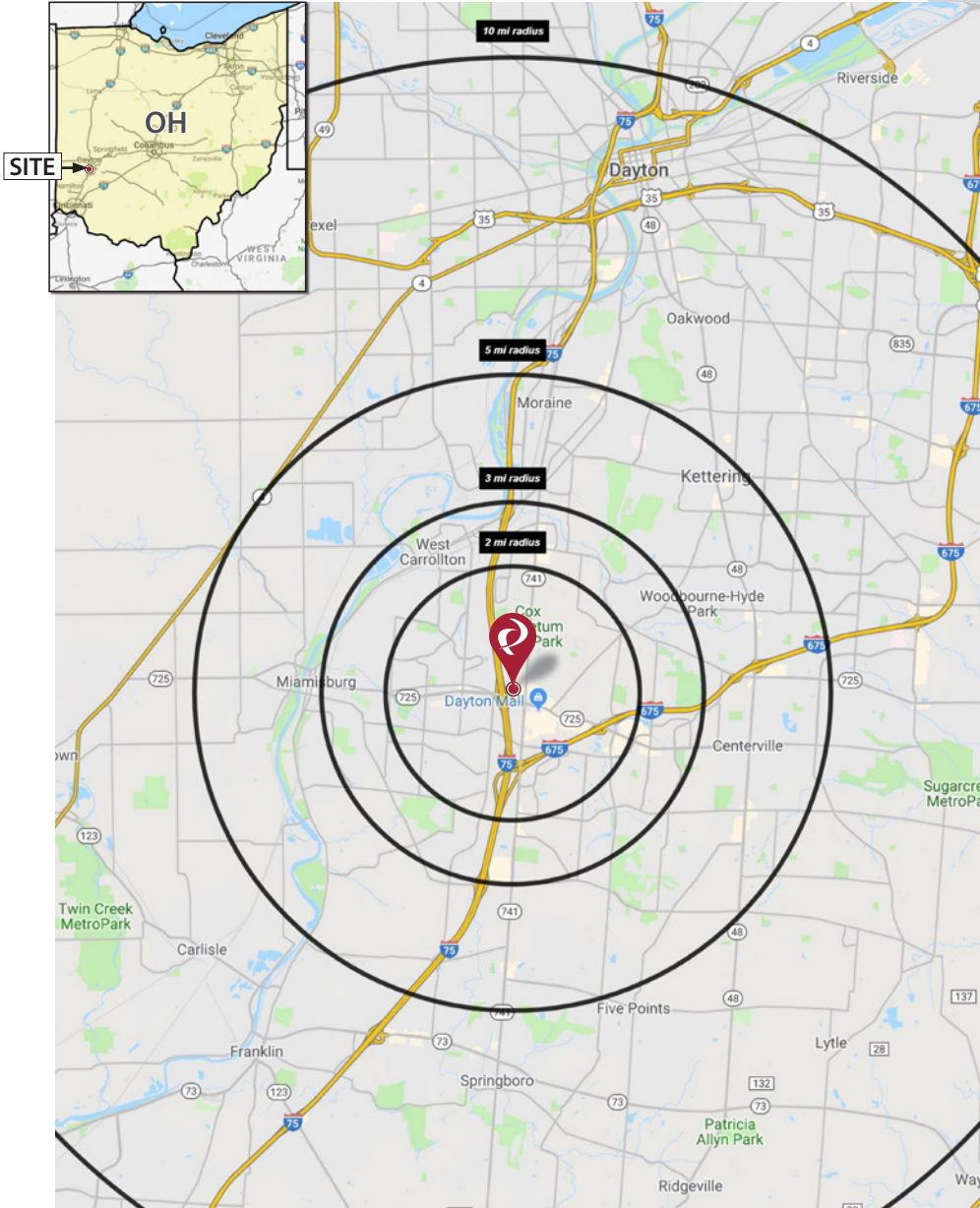
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Market Map and Demographics



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.6401/-84.2287

2859 Miamisburg Centerville Rd Miamisburg, OH 45342	2 mi radius	3 mi radius	5 mi radius	10 mi radius
Population				
2024 Estimated Population	30,352	65,448	133,296	428,825
2029 Projected Population	30,116	65,464	134,006	433,652
2020 Census Population	31,387	67,477	135,471	424,112
2010 Census Population	30,803	65,480	129,737	411,720
Projected Annual Growth 2024 to 2029	-0.2%	-	0.1%	0.2%
Historical Annual Growth 2010 to 2024	-0.1%	-	0.2%	0.3%
2024 Median Age	37.5	39.3	40.8	39.6
Households				
2024 Estimated Households	14,244	30,040	58,555	181,991
2029 Projected Households	13,948	29,631	58,115	182,439
2020 Census Households	14,276	30,019	58,541	177,327
2010 Census Households	13,697	28,741	55,450	170,224
Projected Annual Growth 2024 to 2029	-0.4%	-0.3%	-0.2%	-
Historical Annual Growth 2010 to 2024	0.3%	0.3%	0.4%	0.5%
Race and Ethnicity				
2024 Estimated White	63.4%	65.8%	69.4%	75.5%
2024 Estimated Black or African American	26.4%	24.4%	20.9%	15.7%
2024 Estimated Asian or Pacific Islander	4.3%	3.8%	3.5%	3.4%
2024 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
2024 Estimated Other Races	5.7%	5.8%	6.1%	5.3%
2024 Estimated Hispanic	4.2%	4.1%	4.7%	3.8%
Income				
2024 Estimated Average Household Income	\$95,888	\$100,153	\$111,178	\$99,333
2024 Estimated Median Household Income	\$77,125	\$80,597	\$84,318	\$77,799
2024 Estimated Per Capita Income	\$45,151	\$46,117	\$48,972	\$42,347
Education (Age 25+)				
2024 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.5%	2.1%	2.5%
2024 Estimated Some High School (Grade Level 9 to 11)	3.7%	4.4%	4.0%	5.6%
2024 Estimated High School Graduate	28.7%	29.4%	26.5%	28.7%
2024 Estimated Some College	20.8%	19.8%	20.7%	21.4%
2024 Estimated Associates Degree Only	11.0%	10.5%	9.9%	9.5%
2024 Estimated Bachelors Degree Only	21.1%	20.4%	21.4%	18.1%
2024 Estimated Graduate Degree	12.7%	13.1%	15.4%	14.1%
Business				
2024 Estimated Total Businesses	1,179	2,320	5,260	14,292
2024 Estimated Total Employees	19,535	32,625	62,840	165,532
2024 Estimated Employee Population per Business	16.6	14.1	11.9	11.6
2024 Estimated Residential Population per Business	25.7	28.2	25.3	30.0

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View facing north from Miamisburg Centerville Road (SR 725).



View facing west toward I-75 overpass at Miamisburg Centerville Road (SR 725).



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