

## Dayton Mall Shoppes 8106 Springboro Pike, Miamisburg, Ohio

### PROPERTY HIGHLIGHTS

Strategic location along Springboro Pike directly at the entrance to the Dayton Mall - the premier enclosed regional mall serving the Dayton marketplace.

Average household income within a 3-mile radius is \$71,304.

Excellent visibility and traffic counts along Springboro Pike totaling over 35,000 cars per day.

Large employers in the nearby area include Lexis-Nexis, MetLife, Terra Data and New Page Corporation.



### ACQUISITION SUMMARY

The shopping center, constructed in 1984, totals 24,593 square feet and is presently 66% occupied with tenants including Sleep Outfitters, BoRics Haircare, Buddy's Flooring and Mariner Finance. The center is strategically located along Springboro Pike at a signalized entrance to the Dayton Mall in a large and dominant retail trade area in the Greater Dayton region. The center also further benefits from strong demographics and daytime population in the immediate area and surrounding neighborhoods. The seller is in the process of replacing the roof which helps eliminate any significant building capital exposure in the near term. Dayton Mall Shoppes presents an exceptional value add opportunity for Fund II, through leasing and a moderate "facelift". We are acquiring the property significantly below replacement value in a top retail trade area in the Greater Dayton region.

Square Footage	24,953	Year 1 Cash-on-Cash	16.2%
Year Built	1984	3-Year IRR	37.3%
Purchase Price	\$1.65M	4-Year IRR	32.3%
Replacement Cost	\$4.4M		
Peak Value	\$5.1M		

### Contact Us

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