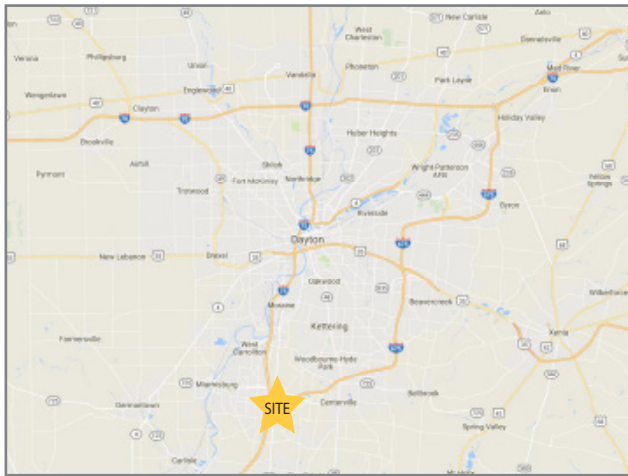


2892 MIAMISBURG CENTERVILLE ROAD  
DAYTON, Ohio 45459

Available for Lease or  
Ground-Lease



## HIGHLIGHTS

- 1.028 acres gross, .777 acre net
- Former NTB - 5,878 SF available for Lease or Ground-Lease
- Super regional trade area with superb demographics
- Located in front of Dayton Mall (1,300,000 SF mall) along Miamisburg Centerville road
- Great traffic counts in excess of 31,486 VPD
- Adjacent users include Wendy's, Bonefish Grill, First Watch, Rusty Bucket, and many more

## DEMOGRAPHICS

| 2018 Estimate     | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------|----------|----------|----------|
| Population        | 5,443    | 65,745   | 137,650  |
| Households        | 2,738    | 30,404   | 61,151   |
| Average HH Income | \$77,601 | \$88,426 | \$94,445 |
| Daytime Employees | 13,406   | 43,719   | 94,701   |

## CONTACT

Jason Gibson • [jgibson@anchor-associates.com](mailto:jgibson@anchor-associates.com)

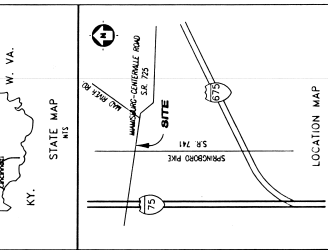
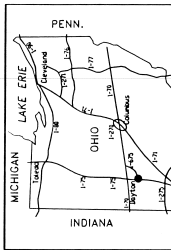
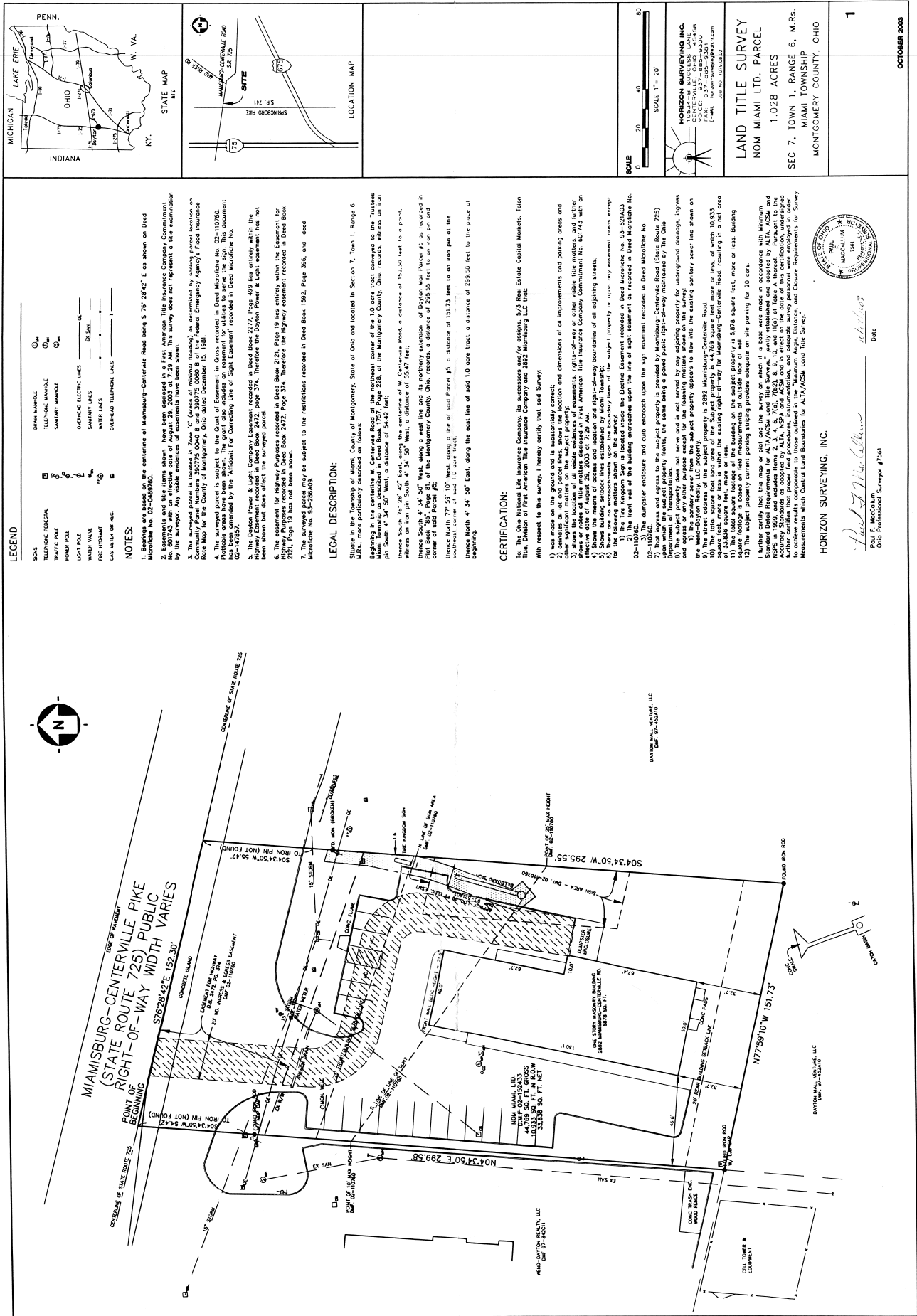
Office Phone • 513-784-1106

Website • [www.anchor-associates.com](http://www.anchor-associates.com)

## ANCHOR ASSOCIATES

3825 Edwards Road, Suite 630  
Cincinnati, OH 45209  
513-784-1106

**Anchor**  
ASSOCIATES  
A Member of  
**CHAINLINKS**  
RETAIL ADVISORS



**LEGEND**

|                     |                   |   |
|---------------------|-------------------|---|
| ROADS               | GRAVEL ROAD       | ① |
| TELEPHONE PROVISION | TELEPHONE MANHOLE | ⊕ |
| TRAFIC POLE         | SAWYER MANHOLE    | ⊕ |
| POWER POLE          | SAWYER LINES      | — |
| LIGHT POLE          | WATER LINES       | — |
| WATER VALVE         | FIRE HYDRANT      | ⊕ |
| FIRE HYDRANT        | GAS METER OR REG. | ⊕ |

**NOTES:**

1. Bearings are based on the centerline of Miamicburg-Centerville Road being S 78° 28' 42" E as shown on Deed No. 02-147857.
2. The survey was conducted on 10/26/03. The survey was conducted by Paul F. McCollum, Professional Surveyor #7361.
3. The surveyed parcel is located in Zone 1C (areas of minor flooding) as determined by zoning parcel location on the Flood Hazard Map for the County of Montgomery, Ohio dated December 15, 1981.
4. The surveyed parcel is subject to the Grant of Easement in Gross recorded in Deed Microfilm No. 02-110760. Portable areas have been shown. The grant also includes an easement for utilities to serve the sign. This document is recorded in Deed Book 2472, Page 374.
5. The Dayton Power & Light Company Easement recorded in Deed Book 2277, Page 499 lies entirely within the Highway Easement recorded in Deed Book 2472, page 374.
6. The Dayton Power & Light Company Easement recorded in Deed Book 2121, Page 19 lies entirely within the Highway Easement recorded in Deed Book 2472, Page 374.
7. The surveyed parcel may be subject to the restrictions recorded in Deed Book 1592, Page 398, and deed Microfilm No. 93-260403.

**LEGAL DESCRIPTION:**

Site in the Township of Miami, County of Montgomery, State of Ohio and located in Section 7, Town 1, Range 6 M.R., more particularly described as follows:

Beginning in the centerline of Centerville Road at the northeast corner of the 1.0 acre tract covered to the Trustees of the Dayton Power & Light Company, Deed Book 2121, of the Montgomery County, Ohio, records, witness an iron pin South 4° 34' 50" West, a distance of 54.42 feet;

thence South 73° 28' 42" East, along the centerline of Centerville Road, a distance of 152.30 feet to a point;

thence South 4° 34' 50" West, a distance of 55.47 feet;

thence South 4° 34' 50" West, along a west line and its northerly extension, Dayton Mail Parcel #2 as recorded in Deed Book 2057, Page 81, of the Montgomery County, Ohio, records, a distance of 295.55 feet to an iron pin and center of a 30" diameter iron pipe;

thence North 4° 34' 50" West, a distance of 151.73 feet to an iron pin at the northeast corner of said 1.0 acre tract;

thence North 4° 34' 50" East, along the east line of said 1.0 acre tract, a distance of 295.58 feet to the place of beginning.

**CERTIFICATION:**

I, the Ohio National Life Insurance Company, its successors and/or assigns, 5/3 Near Estate Capital Markets, Inc., Trustee of First American Title Insurance Company and 2892 Miamicburg, LLC (hereinafter "Trustee") do hereby certify that said Survey:

- 1) was made on the ground and is substantially correct;
- 2) was made in accordance with the rules and regulations of the State of Ohio and the rules and regulations of the Department of Transportation;
- 3) was made in accordance with the rules and regulations of the State of Ohio and the rules and regulations of the Department of Transportation;
- 4) was made in accordance with the rules and regulations of the State of Ohio and the rules and regulations of the Department of Transportation;
- 5) Shows building setback lines established by Miami Township;
- 6) Shows building setback lines established by Miami Township;
- 7) Shows building setback lines established by Miami Township;
- 8) Shows building setback lines established by Miami Township;
- 9) Shows building setback lines established by Miami Township;
- 10) Shows building setback lines established by Miami Township;
- 11) Shows building setback lines established by Miami Township;
- 12) Shows building setback lines established by Miami Township;

1. The Dayton Power & Light Company Easement recorded in Deed Book 2277, Page 499 lies entirely within the Highway Easement recorded in Deed Book 2472, page 374.

2. The Dayton Power & Light Company Easement recorded in Deed Book 2121, Page 19 lies entirely within the Highway Easement recorded in Deed Book 2472, Page 374.

3. The surveyed parcel may be subject to the restrictions recorded in Deed Book 1592, Page 398, and deed Microfilm No. 93-260403.

4. The surveyed parcel is located in Zone 1C (areas of minor flooding) as determined by zoning parcel location on the Flood Hazard Map for the County of Montgomery, Ohio dated December 15, 1981.

5. The surveyed parcel is subject to the Grant of Easement in Gross recorded in Deed Microfilm No. 02-110760. Portable areas have been shown. The grant also includes an easement for utilities to serve the sign. This document is recorded in Deed Book 2472, Page 374.

6. The Dayton Power & Light Company Easement recorded in Deed Book 2277, Page 499 lies entirely within the Highway Easement recorded in Deed Book 2472, page 374.

7. The surveyed parcel may be subject to the restrictions recorded in Deed Book 1592, Page 398, and deed Microfilm No. 93-260403.

**LAND TITLE SURVEY**  
NOM MIAMI LTD. PARCEL  
1.028 ACRES  
SEC 7, TOWN 1, RANGE 6, M.R.S.  
MIAMI TOWNSHIP  
MONTGOMERY COUNTY, OHIO

**SCALE**  
0 20 40 80  
SCALE 1" = 20'

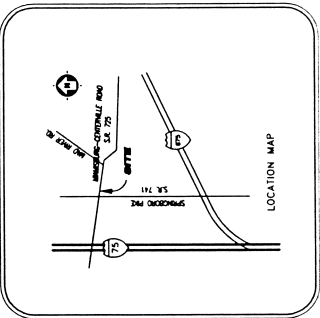
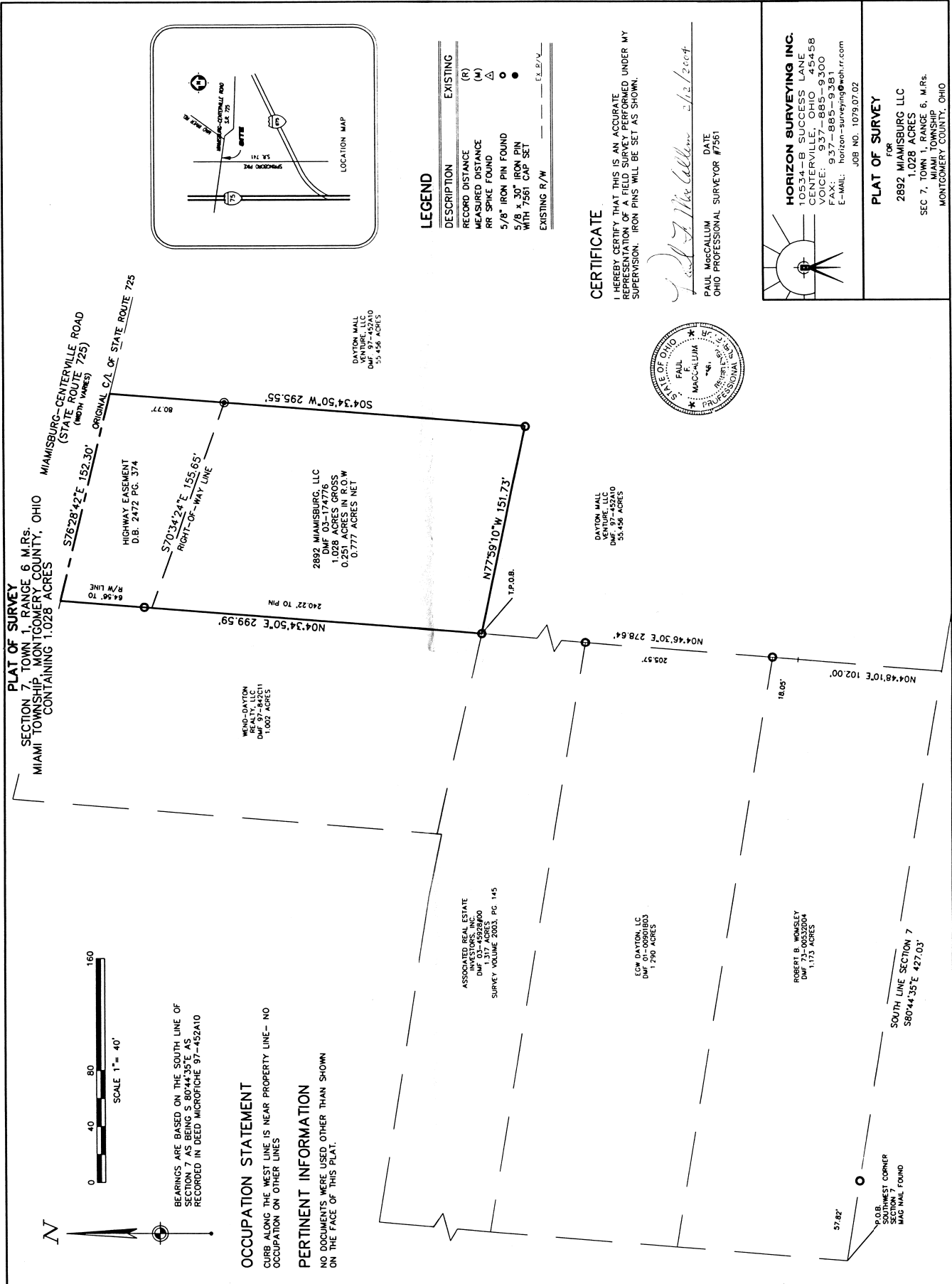
**HORIZON SURVEYING, INC.**  
1000 CENTRAL AVENUE  
DAYTON, OHIO 45424  
TEL: 937-233-3300  
FAX: 937-233-3300  
E-MAIL: horizon@surveyinginc.com

**DATE**  
OCTOBER 2003

**PAUL F. MCCOLLUM**  
Professional Surveyor #7361

**DATE**  
10/26/03





**LEGEND**

| DESCRIPTION                         | EXISTING |
|-------------------------------------|----------|
| RECORD DISTANCE                     | (R)      |
| MEASURED DISTANCE                   | (M)      |
| RR SPIKE FOUND                      | △        |
| 5/8" IRON PIN FOUND                 | ○        |
| 5/8" 30" IRON PIN WITH 7561 CAP SET | ●        |
| EXISTING R/W                        | ---      |
|                                     | EX.P/V   |

**CERTIFICATE**  
I HEREBY CERTIFY THAT THIS IS AN ACCURATE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION. IRON PINS WILL BE SET AS SHOWN.

*Paul MacCallum*  
DATE: 2/12/2004  
PAUL MACCALLUM  
OHIO PROFESSIONAL SURVEYOR #7561

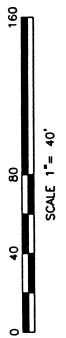


**HORIZON SURVEYING INC.**  
10534-B SUCCESS LANE  
DAYTON, OHIO 45424-4558  
PHONE: 937-885-9300  
VOICE: 937-885-9300  
FAX: 937-885-9381  
E-MAIL: horizon-surveying@hoh.ir.com  
JOB NO. 1079.07.02

**PLAT OF SURVEY**  
FOR  
2892 MIAMISBURG LLC  
1.028 ACRES  
SEC 7, TOWN 1, RANGE 6, M.Rs.  
MONTECERY COUNTY, OHIO

**OCCUPATION STATEMENT**  
CURB ALONG THE WEST LINE IS NEAR PROPERTY LINE- NO OCCUPATION ON OTHER LINES

**PERTINENT INFORMATION**  
NO DOCUMENTS WERE USED OTHER THAN SHOWN ON THE FACE OF THIS PLAT.



BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 7 AS BEING S 80°44'35\"/>

ASSOCIATED REAL ESTATE  
MFG. REALTY, LLC  
DMF 03-4528400  
1.317 ACRES  
SURVEY VOLUME 2003, PG 145

LOW DAYTON, LC  
DMF 01-0090803  
1.790 ACRES

ROBERT B WONSLEY  
DMF 73-0053204  
1.175 ACRES

P.O.B.  
SOUTHWEST CORNER  
MIAMISBURG  
MGM MAIL FOUND

SOUTH LINE SECTION 7  
S80°44'35\"/>

DAYTON MAIL  
VENTURE, LLC  
DMF 97-45210  
55.456 ACRES

DAYTON MAIL  
VENTURE, LLC  
DMF 97-45210  
55.456 ACRES

2892 MIAMISBURG, LLC  
DMF 03-174776  
1.028 ACRES  
0.325 ACRES IN P.O.W.  
0.777 ACRES NET

MFG. DAYTON  
REALTY, LLC  
DMF 97-84201  
1.002 ACRES

HIGHWAY EASEMENT  
D.B. 2472 PG. 374

R/W LINE  
64.56' TO

MIAMISBURG-CENTERVILLE ROAD  
(STATE ROUTE 725)  
(MOUTH MARKS)  
ORIGINAL C/L OF STATE ROUTE 725

PLAT OF SURVEY  
SECTION 7 TOWN 1 RANGE 6 M.Rs.  
MIAMI TOWNSHIP MONTECERY COUNTY, OHIO  
CONTAINING 1.028 ACRES



2892 MIAMISBURG CENTERVILLE ROAD  
DAYTON, Ohio 45459

Anchor  
ASSOCIATES

