Miami Valley Crossing

1220 E Ash Street, Piqua, OH 45356

Miami County

TOLSON ENTERPRISES



HIGHLIGHTS

For Lease
County: Miami
Type: Retail
Total SF: 162,893
Market: Piqua

CONTACT

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RETAILERS INCLUDE

tropical CAFE, T.J.maxx, LivingRight, Goodwill, Dollar Tree, maurices

Miami Valley Crossing is strategically located at Interstate 75 (52,000 vpd) and State Route 36 (19,000 vpd) in the northern Miami Valley area to easily serve Piqua, Troy, Sidney, Greenville, and Urbana. The center boasts the largest selection fine retail, services, and restaurants within the northern Dayton MSA, the likes of which include a new to the region TJ Maxx, along with anchors Wal-Mart Super Center and Home Depot. Other notable tenants include a new to the property Buckle, along with Maurice's, Bath & Body Works, Shoe Sensation, H&R Block, Goodwill, and Dollar Tree as well as a number of other national retailers. Other nearby retailers and services include Planet Fitness, Harley Davidson, numerous quick serve restaurants, and a recently constructed Kettering Health Network Hospital. Tremendous signage, great visibility, and quantity of mass merchandising retailers make Miami Valley Crossing the clear choice for those seeking great retail space in the Piqua area.

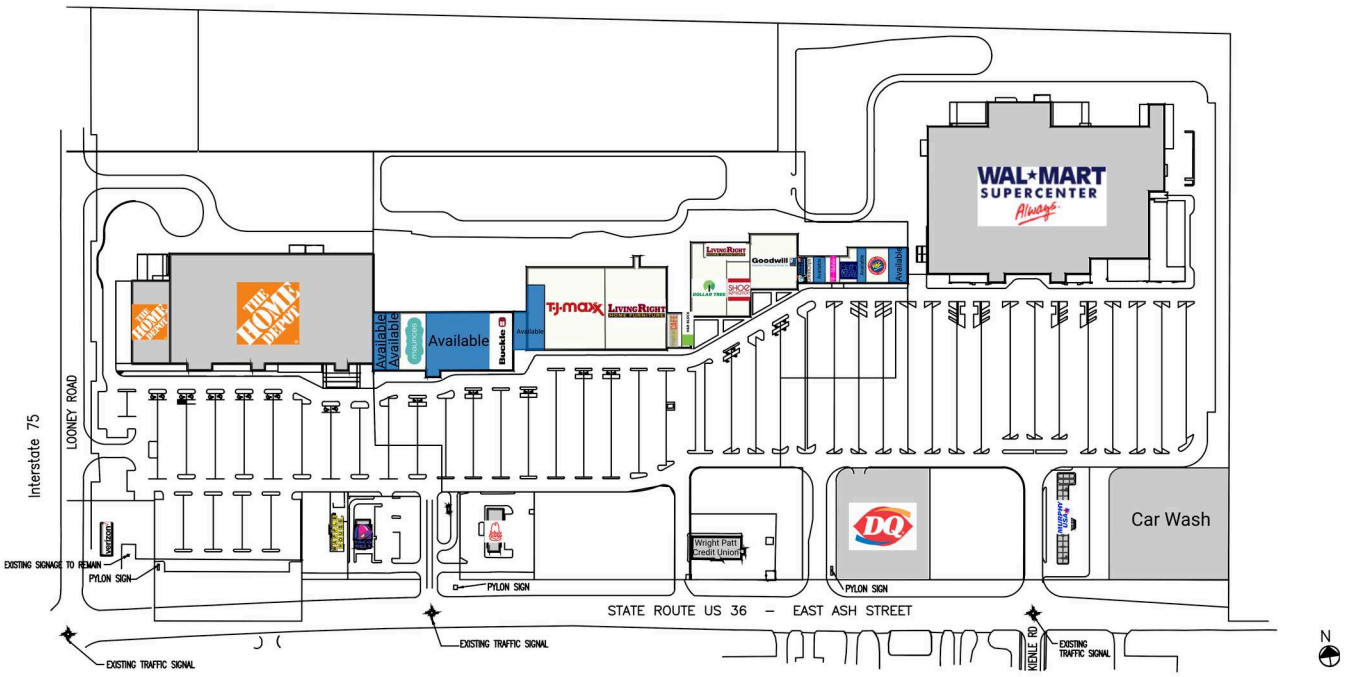
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Population	18,276	26,273	82,145
Households	7,454	10,799	33,260
Average Household Income ($)	53,633	62,880	70,799
Median Household Income ($)	45,406	52,676	61,815

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5.5 PH1	Buckle	7,315 SF
6 PH1	Available	7,500 SF
1208	Available	4,080 SF
1210	Available	4,035 SF
1212	Maurices	8,155 SF
1254	TJ Maxx	29,915 SF
1256	Available	20,185 SF
1258	Living Right Home Furniture	27,087 SF
1260	Tropical Smoothie Cafe	2,760 SF
1262	H&R Block	1,800 SF
1264-100	Dollar Tree	10,250 SF
1264-200	Shoe Sensation	5,000 SF
1264-300	Living Right Home Furniture	6,387 SF
1266	Goodwill	13,500 SF
1268	Goin' Postal	1,000 SF
1270	Great Clips	1,200 SF
1272-100	Available	1,600 SF
1272-200	T-Mobile	2,000 SF
1274	Bath & Body Works	2,800 SF
1278	Available	1,600 SF
1280	Rent A Center	4,160 SF
1282	Available	3,440 SF