

DAYTON, OHIO • EASTTOWN SHOPPING CENTER

LEASE INFORMATION:

- » 700 - 17,450 square feet available
- » Rent: \$7.00 - \$12.00 per square foot
- » Office space available up to 10,000 square feet
- » Excellent retail and office space opportunities available


MAJOR TENANTS:

- » CVS Pharmacy
- » Save A Lot
- » Aaron's
- » Rent-A-Center
- » Fifth Third Bank
- » Key Bank

DAILY TRAFFIC COUNTS: (SOURCE: MIAMI VALLEY REGIONAL PLANNING COMMISSION)

- » 84,288 cars on State Route 35
- » 39,400 cars on Woodman Drive
- » 13,843 cars on Linden Avenue

DEMOGRAPHIC INFORMATION:

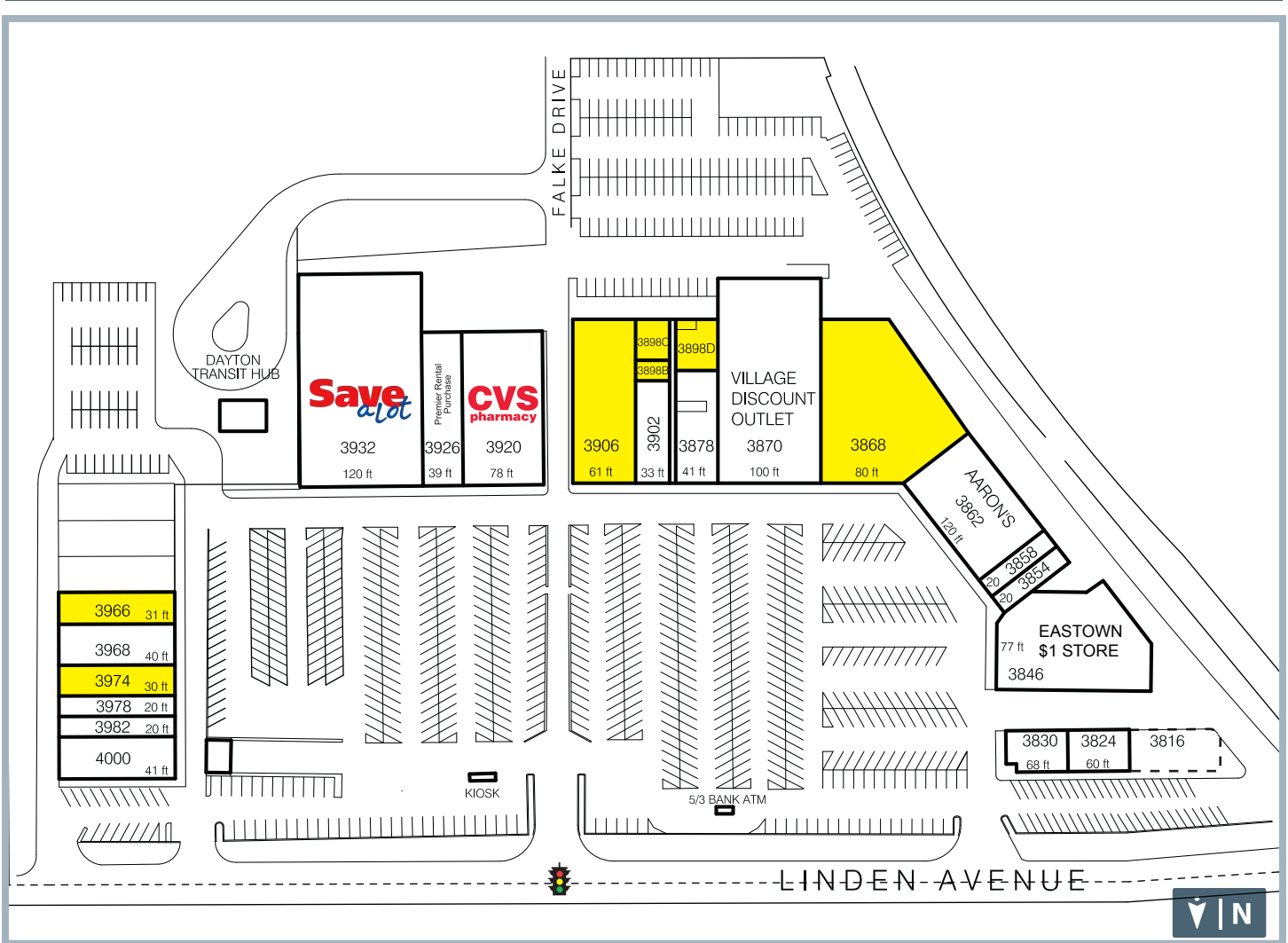
	3 Miles	5 Miles	7 Miles
Population	100,223	207,145	351,806
Median HH Income	\$42,528	\$47,648	\$48,309
Average HH Income	\$49,016	\$57,673	\$58,767
Median Age	35.2	37.0	37.5

SITE INFORMATION:

Easttown Shopping Center, located in Dayton, Ohio, is a community center with superb regional access and great visibility from State Route 35. Approximately 100,000 people live within three miles of the center. Save-A-Lot opened in 2015 joining existing retailers such as CVS Pharmacy, Key Bank and others. Easttown Shopping Center is in Dayton's Enterprise Zone, which provides tax incentive programs to area businesses.

AREA MAP:


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TENANT	LOCATION	SPACE FT ²	TENANT	LOCATION	SPACE FT ²
---	3816- Possible Expansion Area		AVAILABLE	3898C	1,200
Sun Cleaners	3824	2,430	AVAILABLE	3898D	1,700
Fifth Third Bank	3830	2,400	Boost Mobile	3902	3,000
Eastown \$1.00 Store	3846	13,000	AVAILABLE	3906	9,760
L.A. Nails	3854	1,600	CVS Pharmacy	3920	12,000
Cricket Wireless	3858	1,600	Premier Rental Purchase	3926	5,700
Aaron's	3862	7,500	Save-A-Lot	3932	25,000
AVAILABLE	Lower Level Rear	25,000	AVAILABLE	3966	3,450
AVAILABLE	3868	17,450	Rent-A-Center	3968	4,400
Village Discount Outlet	3870	19,000	AVAILABLE	3974	3,360
Game Stop	3878	3,300	Metro PCS	3978	2,200
Fifth Third ATM	3898	100	Great Clips	3982	1,600
AVAILABLE	3898B	700	Key Bank	4000	4,300

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