

The logo for Miller Valentine Group Realty Services. It features the words "Miller", "Valentine", and "Group" stacked vertically in a bold, white, sans-serif font, all contained within a solid orange square. Each word is separated from the others by a thin white horizontal line. Below the orange square, the words "Realty Services" are written in a large, orange, sans-serif font.

# Miller Valentine Group Realty Services

**Miller-Valentine Group Realty Services** is a diversified commercial, industrial and investment real estate services company offering a wide variety of professional services including: **Leasing and Sales, Property Management and Consulting.**

The framework of our business is built upon our relentless desire to be unsurpassed in the level of information, knowledge and expertise we impart to our clients. In pursuit of this goal, we have assembled a diverse staff of experienced professionals in several related fields, supplemented these individuals with teams of strategic consultants, and dedicated administrative staff including a full-time database administrator/researcher. Our professional staff brings multiple years of combined real estate experience to the service of our clients.

For more information regarding **Miller-Valentine Group Realty Services**, please call, fax, or visit our Website at:

Phone: (937) 228-2800

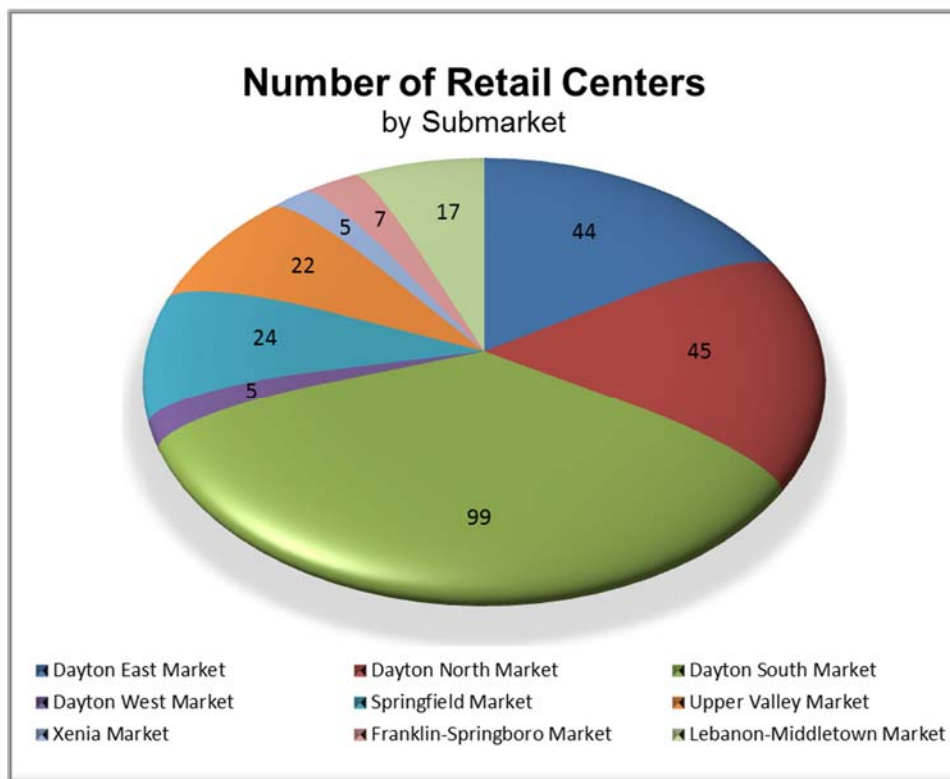
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## 2015 DAYTON REGIONAL RETAIL MARKET STUDY

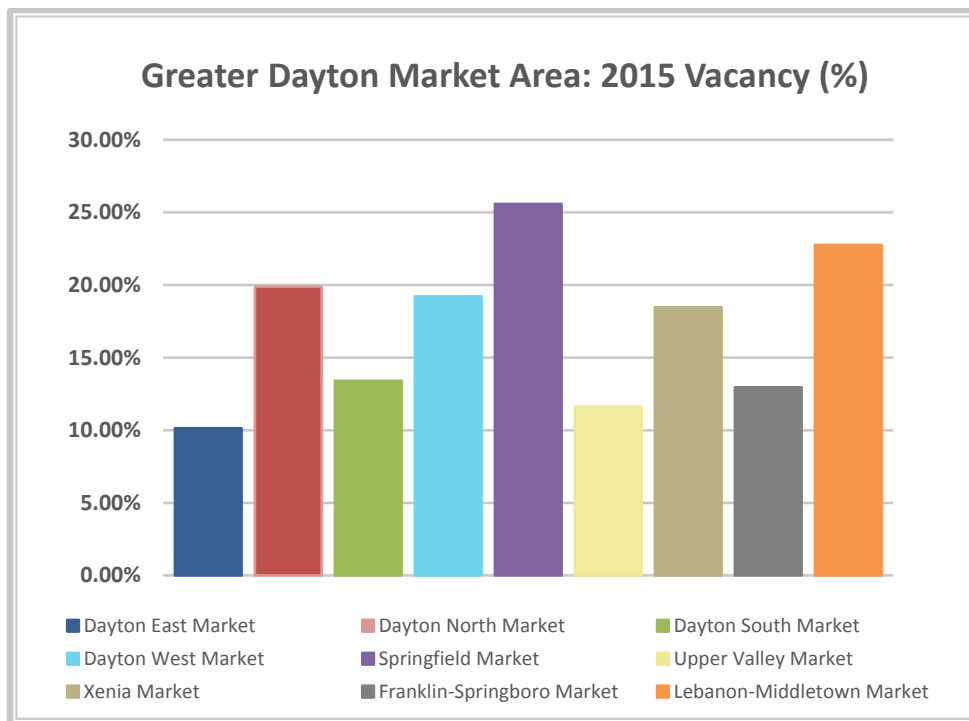
Miller-Valentine Group Realty Services 2015 Dayton Regional Retail Market Study is a comprehensive survey designed to capture the current conditions and developing trends regarding retail space within the Dayton region. The properties assessed for this survey are those deemed to most accurately reflect the region's retail market.

We sampled 268 retail facilities for this survey. These properties are divided into nine distinct sub-markets identified as: Dayton East; Dayton North; Dayton South; Dayton West; Springfield; Upper Valley; Xenia; Franklin-Springboro; Lebanon-Middletown. The chart below illustrates the number of retail centers surveyed within each sub-market.



A grand total of 25,082,187 square feet of retail space within the Dayton Regional Market was surveyed. Miller-Valentine Group Realty Services determined that 3,912,359 square feet, or 15.60% of the grand total, was reported to be vacant. Accordingly, those properties included in the 2015 survey demonstrate a negative absorption within the regional market of (66,429) square feet. The 2015 results are summarized in the following grid and chart.

	#	2015 GFA	2015 Vac. SF	2015 Vac. %	2014-2015 Absorb.	Rental Rate Range All Space		Expense/ Sq. Ft.	
Dayton East Market	44	5,204,890	527,569	10.14%	(80,880)	\$2.00	- \$120.00	\$1.00	- \$20.00
Dayton North Market	45	3,645,252	724,715	19.88%	(56,300)	\$3.00	- \$25.00	\$1.00	- \$5.50
Dayton South Market	99	7,861,962	1,053,706	13.40%	96,887	\$3.00	- \$75.00	\$0.50	- \$25.00
Dayton West Market	5	385,758	74,120	19.21%	6,680	\$2.00	- \$14.00	\$1.50	- \$2.85
Springfield Market	24	2,720,218	695,995	25.59%	(369,663)	\$2.00	- \$17.00	\$1.00	- \$4.88
Upper Valley Market	22	2,634,269	305,991	11.62%	142,952	\$4.00	- \$35.00	\$1.25	- \$9.00
Xenia Market	5	548,262	101,225	18.46%	38,060	\$6.00	- \$14.50	\$3.00	- \$3.83
Franklin-Springboro Market	7	457,509	59,289	12.96%	(1,980)	\$3.25	- \$14.00	\$1.25	- \$4.00
Lebanon-Middletown Market	17	1,624,067	369,749	22.77%	157,815	\$2.10	- \$24.00	\$1.50	- \$5.00
Regional Market	268	25,082,187	3,912,359	15.60%	(66,429)	\$2.00	- \$120.00	\$0.50	- \$25.00
Dayton Area Market	193	17,097,862	2,380,110	13.92%	(33,613)	\$2.00	- \$120.00	\$0.50	- \$25.00



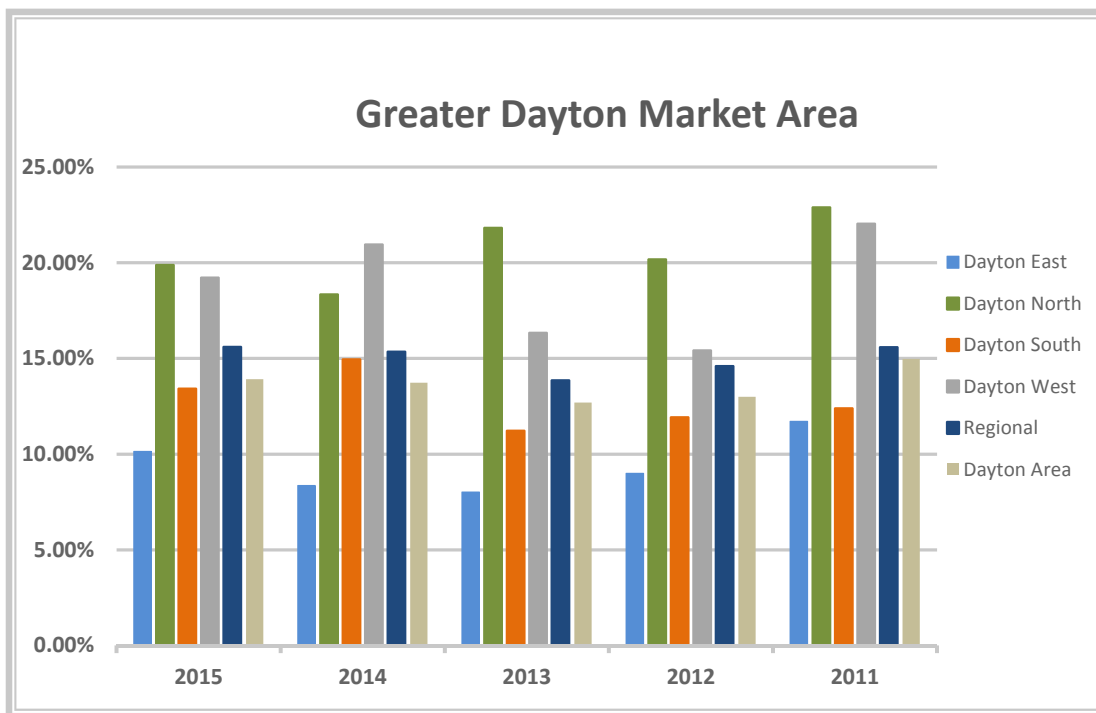
The following chart illustrates the vacancy and absorption trends for both the Regional and immediate Dayton Area Markets. The trend in 2015 for both the Dayton Area and Dayton Regional markets reflect an increase in vacancy rates and, correspondingly, available space. A summary of these trends, from 2010–2015 is shown below.

	2015 Vac. %	2014-2015 Absorb.	2014 Vac. %	2013-2014 Absorb.	2013 Vac. %	2012-2013 Absorb.	2012 Vac. %	2011-2012 Absorb.	2011 Vac. %	2010-2011 Absorb.	2010 Vac. %	2009-2010 Absorb.
Dayton Area Market	13.92%	(33,613)	13.73%	(21,004)	12.69%	27,712	13.00%	338,417	14.98%	92,378	16.33%	(51,940)
Regional Market	15.60%	(66,429)	15.35%	(209,441)	13.85%	165,808	14.59%	272,393	15.58%	125,096	16.60%	(93,453)

This data demonstrates a strengthening of both the area and regional retail markets.

Miller-Valentine Group Realty Services surveyed 193 retail properties in the Dayton Area Market. This market is divided into sub-markets of East, North, South, and West. A total of 17,097,862 square feet of retail space was surveyed within these sub-markets. This review found that 2,380,110 square feet, or 13.92% of the total, was reported to be vacant. That result represents an increase in the vacancy from 2014, when a 13.73% retail vacancy rate was reported. This activity is summarized, along with historical trend data, in the following summary and chart.

	2015	2014-2015	2014	2013-2014	2013	2012-2013	2012	2011-2012	2011	2010-2011
	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.
Dayton East Market	10.14%	(80,880)	8.35%	(18,675)	8.01%	55,515	8.99%	146,353	11.71%	195,691
Dayton North Market	19.88%	(56,300)	18.34%	61,141	21.81%	(80,567)	20.17%	122,315	22.89%	(5,206)
Dayton South Market	13.40%	96,887	14.95%	(45,670)	11.22%	56,314	11.92%	44,199	12.38%	(104,907)
Dayton West Market	19.21%	6,680	20.95%	(17,800)	16.33%	(3,550)	15.41%	25,550	22.03%	6,800
Dayton Area Market	13.92%	(33,613)	13.73%	(21,004)	12.69%	27,712	13.00%	338,417	14.98%	92,378



Miller-Valentine Group Realty Services analyzed each sub-group within the survey area. The most significant change is identified within the Dayton: East sub-market. This market reflects a negative trend with an increase in vacancy, resulting from negative space absorption. The remaining markets demonstrated lesser variation from the previous year's performance. The historical trend activity for each sub-market is illustrated below. A brief summary of the specific sub-market activity is on the following page.

	2015	2014-2015	2014	2013-2014	2013	2012-2013	2012	2011-2012	2011	2010-2011
	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.
Dayton East Market	10.14%	(80,880)	8.35%	(18,675)	8.01%	55,515	8.99%	146,353	11.71%	195,691
Dayton North Market	19.88%	(56,300)	18.34%	61,141	21.81%	(80,567)	20.17%	122,315	22.89%	(5,206)
Dayton South Market	13.40%	96,887	14.95%	(45,670)	11.22%	56,314	11.92%	44,199	12.38%	(104,907)
Dayton West Market	19.21%	6,680	20.95%	(17,800)	16.33%	(3,550)	15.41%	25,550	22.03%	6,800
Springfield Market	25.59%	(369,663)	12.08%	(26,722)	10.73%	6,487	10.96%	60,777	12.54%	(70,257)
Upper Valley Market	11.62%	142,952	17.04%	2,909	17.15%	55,451	19.26%	(16,154)	18.65%	(53,208)
Xenia Market	18.46%	38,060	25.40%	(69,200)	12.78%	(19,886)	9.16%	98,540	27.13%	2,170
Franklin-Springboro Market	12.96%	(1,980)	12.53%	3,968	13.39%	582	13.52%	2,854	14.14%	(13,192)
Lebanon-Middletown Market	22.77%	157,815	32.48%	(99,392)	26.36%	95,462	32.24%	(212,041)	19.19%	167,205
Regional Market	15.60%	(66,429)	15.35%	(209,441)	13.85%	165,808	14.59%	272,393	15.58%	125,096

### Dayton East

Within the *Dayton East* market, a total of (44) facilities were surveyed. This market accounts for a total of 5,204,890 square feet of space, of which 527,569 square feet, or 10.14%, was reported to be vacant. Overall, quoted annual lease rates range from \$2.00 to \$120.00 per square foot. Expense reimbursements ranged from \$1.00/sq.ft. to \$20.00/sq.ft.

### Dayton North

Within the *Dayton North* market, a total of (45) facilities were surveyed. This market accounts for a total of 3,645,252 square feet of space, of which 724,715 square feet, or 19.88%, was reported to be vacant. Overall, quoted annual lease rates range from \$3.00 to \$25.00 per square foot. Expense reimbursements ranged from \$1.00/sq.ft. to \$5.50/sq.ft.

### Dayton South

Within the *Dayton South* market, a total of (99) facilities were surveyed. This market accounts for a total of 7,861,962 square feet of space, of which 1,053,706 square feet, or 13.40%, was reported to be vacant. Overall, quoted annual lease rates range from \$3.00 to \$75.00 per square foot. Expense reimbursements ranged from \$0.50/sq.ft. to \$25.00/sq.ft.

### Dayton West

Within the *Dayton West* market, a total of (5) facilities were surveyed. This market accounts for a total of 385,758 square feet of space, of which 74,120 square feet, or 19.21%, was reported to be vacant. Overall, quoted annual lease rates range from \$2.00 to \$14.00 per square foot. Expense reimbursements ranged from \$1.50/sq.ft. to \$2.85/sq.ft.

### Springfield

Within the *Springfield* market, a total of (24) facilities were surveyed. This market accounts for a total of 2,702,218 square feet of space, of which 695,995 square feet, or 25.59%, was reported to be vacant. Overall, quoted annual lease rates range from \$2.00 to \$17.00 per square foot. Expense reimbursements ranged from \$1.00/sq.ft. to \$4.88/sq.ft.

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### Upper Valley

Within the *Upper Valley* market (Tipp City, Troy, Piqua and Sidney), a total of (22) facilities were surveyed. This market accounts for a total of 2,634,269 square feet of space, of which 305,991 square feet, or 11.62%, was reported to be vacant. Overall, quoted annual lease rates range from \$4.00 to \$35.00 per square foot. Expense reimbursements ranged from \$1.25/sq.ft. to \$9.00/sq.ft.

### Xenia

Within the *Xenia* market, a total of (5) facilities were surveyed. This market accounts for a total of 548,262 square feet of space, of which 101,225 square feet, or 18.46%, was reported to be vacant. Overall, quoted annual lease rates range from \$6.00 to \$14.50 per square foot. Expense reimbursements ranged from \$3.00/sq.ft. to \$3.83/sq.ft.

### Franklin-Springboro

Within the *Franklin/Springboro* market, a total of (7) facilities were surveyed. This market accounts for a total of 457,509 square feet of space, of which 59,289 square feet, or 12.96%, was reported to be vacant. Overall, quoted annual lease rates range from \$3.25 to \$14.00 per square foot. Expense reimbursements ranged from \$1.25/sq.ft. to \$4.00/sq.ft.

### Lebanon-Middletown

Within the *Lebanon-Middletown* market, a total of (17) facilities were surveyed. This market accounts for a total of 1,624,067 square feet of space, of which 369,749 square feet, or 22.77%, was reported to be vacant. Overall, quoted annual lease rates range from \$2.10 to \$24.00 per square foot. Expense reimbursements ranged from \$1.50/sq.ft. to \$5.00/sq.ft.

As previously mentioned, this study is intended to reflect the condition of the Dayton regional retail real estate market. This survey may exclude facilities which are occupied solely by its owner or by single tenants.

The information published in **Miller-Valentine Group Realty Services** 2015 Retail Market Study reflects market conditions during the third quarter of 2015. All data contained herein are believed to be accurate and have been compiled from one or more of the following sources: property owners, property managers, leasing agents, physical inspections and/or public records. All information furnished by others is believed to be reliable. **Miller-Valentine Group Realty Services** makes no warranties regarding the accuracy of this information, which is subject to change without notice.

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