

The logo for Miller-Valentine Group Realty Services. It features the company name in white text on an orange square background. The words "Miller" and "Valentine" are stacked on the top line, "Group" is on the second line, and "Realty Services" is on the third line. Each line of text is framed by horizontal white lines above and below it.

# 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

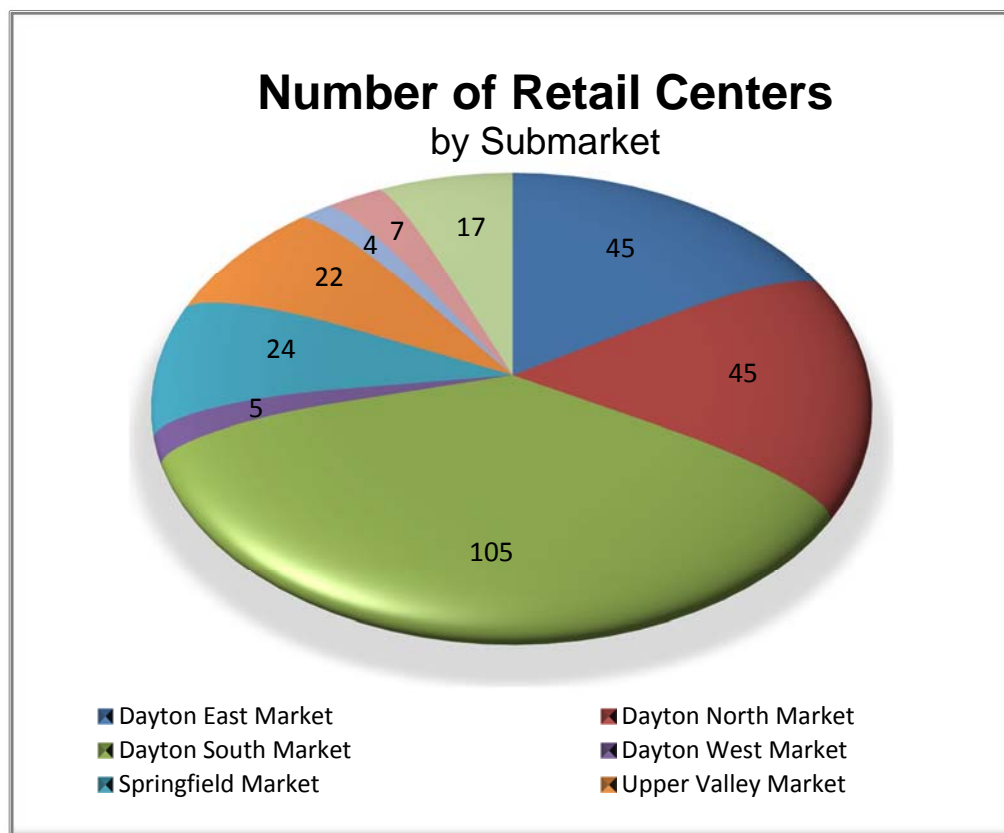
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## 2016 DAYTON REGIONAL RETAIL MARKET STUDY

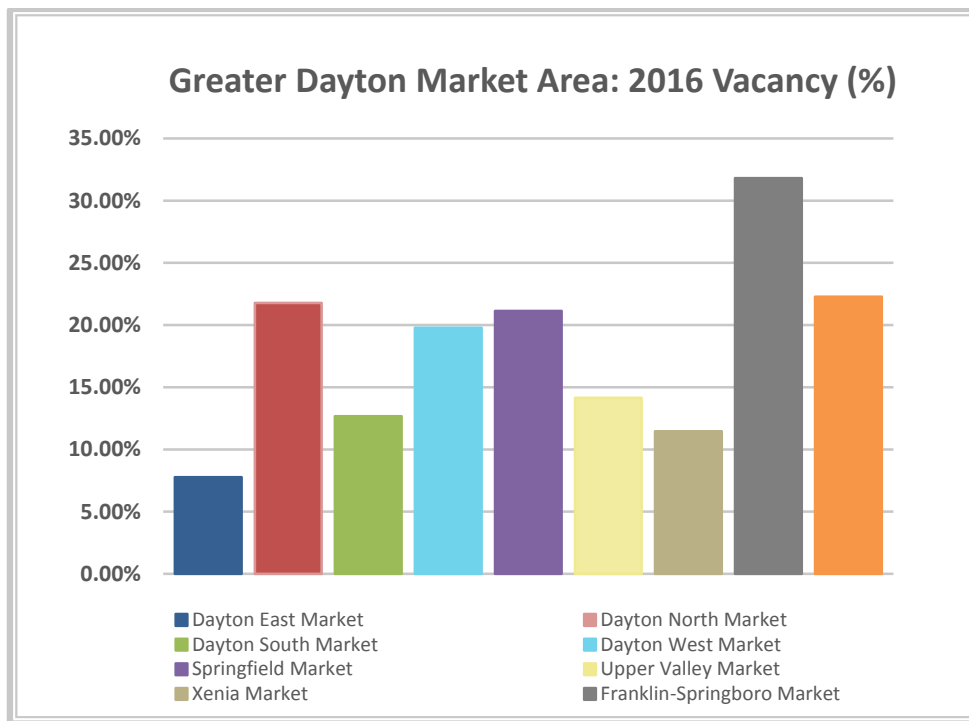
Miller-Valentine Group Realty Services 2016 Dayton Regional Retail Market Study is a comprehensive survey designed to capture the current conditions and developing trends regarding retail space within the Dayton region. The properties assessed for this survey are those deemed to most accurately reflect the region's retail market.

We sampled 274 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 25,153,488 square feet of retail space within the Dayton Regional Market was surveyed. Miller-Valentine Group Realty Services determined that 3,799,520 square feet, or 15.11% of the grand total, was reported to be vacant. Accordingly, those properties included in the 2016 survey demonstrate a positive absorption within the regional market of 67,116 square feet. The 2016 results are summarized in the following grid and chart.

	#	2016		2016		2016		2015-2016		Rental Rate Range	
		GFA	Vac. SF	Vac. %	Absorb.	All Space	Expense/ Sq. Ft.				
Dayton East Market	45	5,258,481	408,618	7.77%	122,003	\$2.00 - \$120.00	\$1.00 - \$20.00				
Dayton North Market	45	3,645,252	793,909	21.78%	(69,194)	\$2.00 - \$25.00	\$1.00 - \$5.50				
Dayton South Market	105	8,031,319	1,017,990	12.68%	41,941	\$3.00 - \$75.00	\$0.50 - \$25.00				
Dayton West Market	5	385,758	76,335	19.79%	(2,215)	\$2.00 - \$14.00	\$1.50 - \$2.85				
Springfield Market	24	2,732,192	577,334	21.13%	118,661	\$2.00 - \$17.00	\$1.00 - \$4.88				
Upper Valley Market	22	2,725,632	385,720	14.15%	(79,729)	\$4.00 - \$28.00	\$1.25 - \$9.00				
Xenia Market	4	306,262	35,100	11.46%	11,125	\$6.00 - \$14.00	\$3.00 - \$3.83				
Franklin-Springboro Market	7	457,509	145,546	31.81%	(86,257)	\$3.25 - \$14.00	\$1.25 - \$4.00				
Lebanon-Middletown Market	17	1,611,083	358,968	22.28%	10,781	\$2.10 - \$24.00	\$1.50 - \$5.00				
Regional Market	274	25,153,488	3,799,520	15.11%	67,116	\$2.00 - \$120.00	\$0.50 - \$25.00				
Dayton Area Market	200	17,320,810	2,296,852	13.26%	92,535	\$2.00 - \$120.00	\$0.50 - \$25.00				



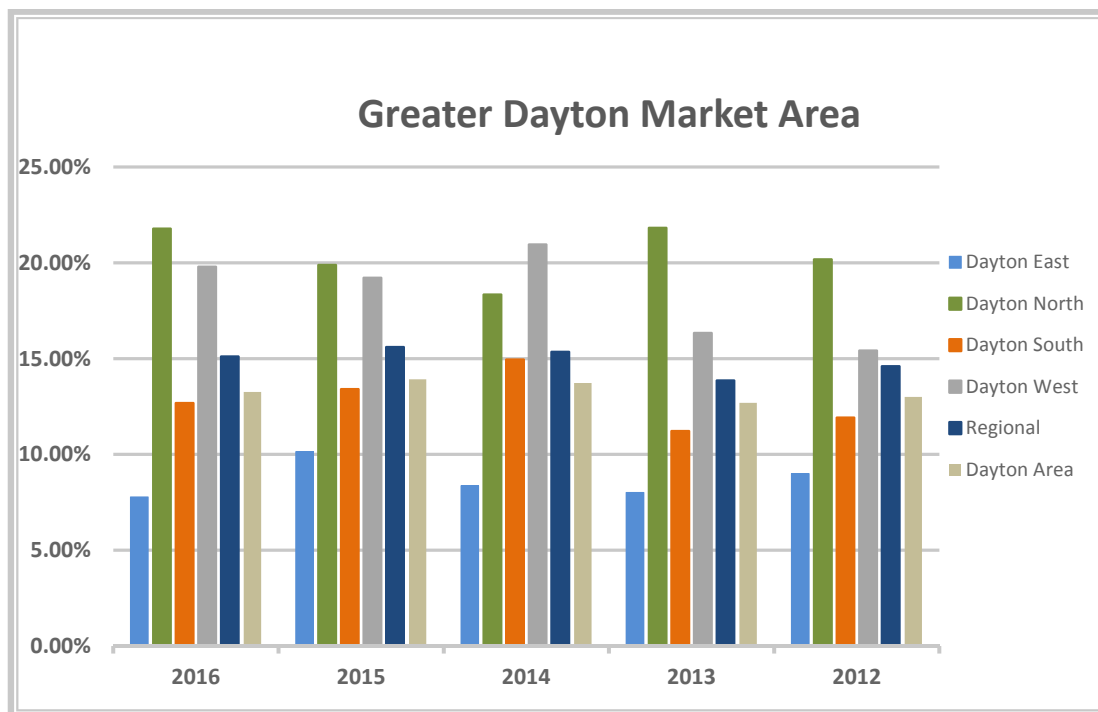
The following chart illustrates the vacancy and absorption trends for both the Regional and immediate Dayton Area Markets. The trend in 2015 for both the Dayton Area and Dayton Regional markets reflect an increase in vacancy rates and, correspondingly, available space. A summary of these trends, from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

	2016	2015-2016	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.	Vac. %	Absorb.
Dayton Area Market	13.26%	92,535	13.92%	(33,613)	13.73%	(21,004)	12.69%	27,712	13.00%	338,417	14.98%	92,378
Regional Market	15.11%	67,116	15.60%	(66,429)	15.35%	(209,441)	13.85%	165,808	14.59%	272,393	15.58%	125,096

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

Miller-Valentine Group Realty Services surveyed 200 retail properties in the Dayton Area Market. This market is divided into sub-markets of East, North, South, and West. A total of 17,320,810 square feet of retail space was surveyed within these sub-markets. This review found that 2,296,852 square feet, or 13.26% of the total, was reported to be vacant. That result represents a decrease in the vacancy from 2015, when a 13.92% retail vacancy rate was reported. This activity is summarized, along with historical trend data, in the following summary and chart.

	2016	2015-2016	2015	2014-2015	2014	2013-2014	2013	2012-2013	2012	2011-2012
	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.
Dayton East Market	7.77%	122,003	10.14%	(80,880)	8.35%	(18,675)	8.01%	55,515	8.99%	146,353
Dayton North Market	21.78%	(69,194)	19.88%	(56,300)	18.34%	61,141	21.81%	(80,567)	20.17%	122,315
Dayton South Market	12.68%	41,941	13.40%	96,887	14.95%	(45,670)	11.22%	56,314	11.92%	44,199
Dayton West Market	19.79%	(2,215)	19.21%	6,680	20.95%	(17,800)	16.33%	(3,550)	15.41%	25,550
Dayton Area Market	13.26%	92,535	13.92%	(33,613)	13.73%	(21,004)	12.69%	27,712	13.00%	338,417



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.

	2016	2015-2016	2015	2014-2015	2014	2013-2014	2013	2012-2013	2012	2011-2012
	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.	Vac. %	Absorb.
Dayton East Market	7.77%	122,003	10.14%	(80,880)	8.35%	(18,675)	8.01%	55,515	8.99%	146,353
Dayton North Market	21.78%	(69,194)	19.88%	(56,300)	18.34%	61,141	21.81%	(80,567)	20.17%	122,315
Dayton South Market	12.68%	41,941	13.40%	96,887	14.95%	(45,670)	11.22%	56,314	11.92%	44,199
Dayton West Market	19.79%	(2,215)	19.21%	6,680	20.95%	(17,800)	16.33%	(3,550)	15.41%	25,550
Springfield Market	21.13%	118,661	25.59%	(369,663)	12.08%	(26,722)	10.73%	6,487	10.96%	60,777
Upper Valley Market	14.15%	(79,729)	11.62%	142,952	17.04%	2,909	17.15%	55,451	19.26%	(16,154)
Xenia Market	11.46%	11,125	18.46%	38,060	25.40%	(69,200)	12.78%	(19,886)	9.16%	98,540
Franklin-Springboro Market	31.81%	(86,257)	12.96%	(1,980)	12.53%	3,968	13.39%	582	13.52%	2,854
Lebanon-Middletown Market	22.28%	10,781	22.77%	157,815	32.48%	(99,392)	26.36%	95,462	32.24%	(212,041)
Regional Market	15.11%	67,116	15.60%	(66,429)	15.35%	(209,441)	13.85%	165,808	14.59%	272,393

### Dayton East

Within the *Dayton East* market, a total of (45) facilities were surveyed. This market accounts for a total of 5,258,481 square feet of space, of which 408,618 square feet, or 7.77%, 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 793,909 square feet, or 21.78%, was reported to be vacant. Overall, quoted annual lease rates range from \$2.00 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 (105) facilities were surveyed. This market accounts for a total of 8,031,319 square feet of space, of which 1,017,990 square feet, or 12.68%, 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 76,335 square feet, or 19.79%, 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 2,732,192 square feet of space, of which 577,334 square feet, or 21.13%, 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 2,725,632 square feet of space, of which 385,720 square feet, or 14.15%, was reported to be vacant. Overall, quoted annual lease rates range from \$4.00 to \$28.00 per square foot. Expense reimbursements ranged from \$1.25/sq.ft. to \$9.00/sq.ft.

### Xenia

Within the *Xenia* market, a total of (4) facilities were surveyed. This market accounts for a total of 306,262 square feet of space, of which 35,100 square feet, or 11.46%, was reported to be vacant. Overall, quoted annual lease rates range from \$6.00 to \$14.00 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 145,546 square feet, or 31.81%, 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 1,611,083 square feet of space, of which 358,968 square feet, or 22.28%, 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** 2016 Retail Market Study reflects market conditions during the third quarter of 2016. 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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