



THE GREENE

# SENSE OF PLACE



# THE PERFECT SETTING. AN ALLURING TENANT MIX.

## HOW THE GREENE BECAME AN INSTANT SUCCESS.

This innovative town center is set amid three of Dayton's most affluent and growing suburbs: Beavercreek, Centerville, and Oakwood. This geographic triangle is the ideal location for The Greene's best-of-class retail, entertainment, and dining. A dynamic mix of quality restaurants like Brio Tuscan Grille, The Cheesecake Factory, McCormick & Schmick's, The Pub, and Fleming's makes The Greene an even more attractive dining destination. The Greene features the only fashion department store in the trade area, Von Maur.



# A VISIONARY STRATEGY

## A CONSIDERED DESTINATION

The Greene is an excellent example of our urban town center strategy: identify a market need; create easy access; and design a unique mix of shopping, dining, entertainment, and leisure experiences. By adding residential units and office space, we're bringing a captive audience even closer to retail.

## MEETING A NEED

The Greene, Dayton's first town center, brings 72 acres of mixed-use development to the area. It showcases premier retail and restaurant offerings, many of which are first locations in Dayton. Due to a strong focus on creating an alluring tenant mix, The Greene has become a true destination—a place for locals and visitors alike to gather, shop, and dine.



MCCORMICK & SCHMICK'S  
SEAFOOD RESTAURANT

The  
heesecake Factory

Talbots

CHICOS®

Coldwater Creek

BANANA REPUBLIC

SEPHORA

Clarks



# A CLOSER LOOK

## DEMOGRAPHICS

### Some of the largest employers

in the Dayton area include Wright-Patterson Air Force Base, Premier Health Partners, Delphi Automotive, AK Steel, General Motors, and Community Health Partners.

There are over

# 700,000 people

in The Greene's trade area.

	5 miles	10 miles	15 miles	20 miles
Population	175,136	492,752	708,503	884,499
Total daytime employment	70,108	284,644	371,153	438,097
Households	74,502	205,210	289,217	355,727
Households with an income above \$75,000	28,539	63,328	91,285	114,469
Households with an income above \$100,000	17,379	37,516	53,978	66,818
Average household income	\$71,507	\$61,341	\$61,435	\$61,701

## THE NUMBERS SAY IT ALL

**72 acres** of mixed-use development.

More than **500,000 visitors** per month.

Premier dining destination with **15 restaurants** comprising **76,558 square feet**.

**130,000-square-foot** Von Maur fashion department store.



# AT A GLANCE

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## REGIONAL ACCESS

The Greene is directly off Interstate 675 at Indian Ripple Road, centered among three Dayton suburbs: Beavercreek, Centerville, and Oakwood.

**1.1 million square feet**

MIXED-USE SPACE

**223**

APARTMENTS AND TOWNHOMES

**790,000 square feet**

RETAIL SPACE

VON MAUR®

books&co.

**128,000 square feet**

OFFICE SPACE

[ R ] ravemotionpictures  
*The Greene @ Beavercreek*

**Over 100**

RETAIL STORES

KEY ANCHORS



[ G ]

THE GREENE

# GET TO KNOW THE GREENE

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Since its grand opening in the fall 2006, The Greene has drawn millions of visitors annually. The Greene is not just in the retail business; instead, it's in the place-making business. The innovative mix of retail, dining, and entertainment, paired with our signature leisure space component, creates a place for visitors to shop, relax, have fun, and do everything in between.

And The Greene isn't simply a place to eat, drink, and shop. With 128,000 square feet of office space and 223 apartments and townhomes, The Greene is a desirable address — and an exciting, convenient place to live, work, and play.



## contact

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