

DIRECTIONS

I-75 to Miamisburg/Centerville exit. West on SR 725. Left on Byers Rd. to Lyons Rd. and turn left again. We are on the right side.

COMMUNITY AMENITIES

- Clubhouse
- Swimming pool
- Fitness center
- Carports
- Central laundry facility
- Tanning bed
- Qualified maintenance
- On RTA bus line
- Miamisburg School District
- Business center
- Conference room
- Community picnic area

CONTACT

8470 TOWSON BLVD.
MIAMISBURG, OH 45342

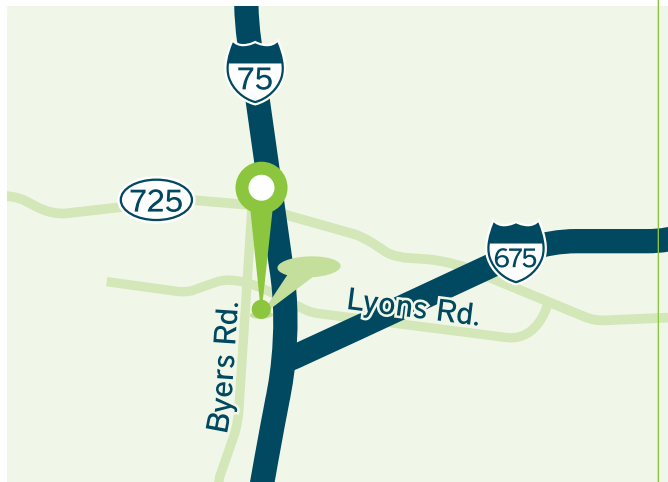
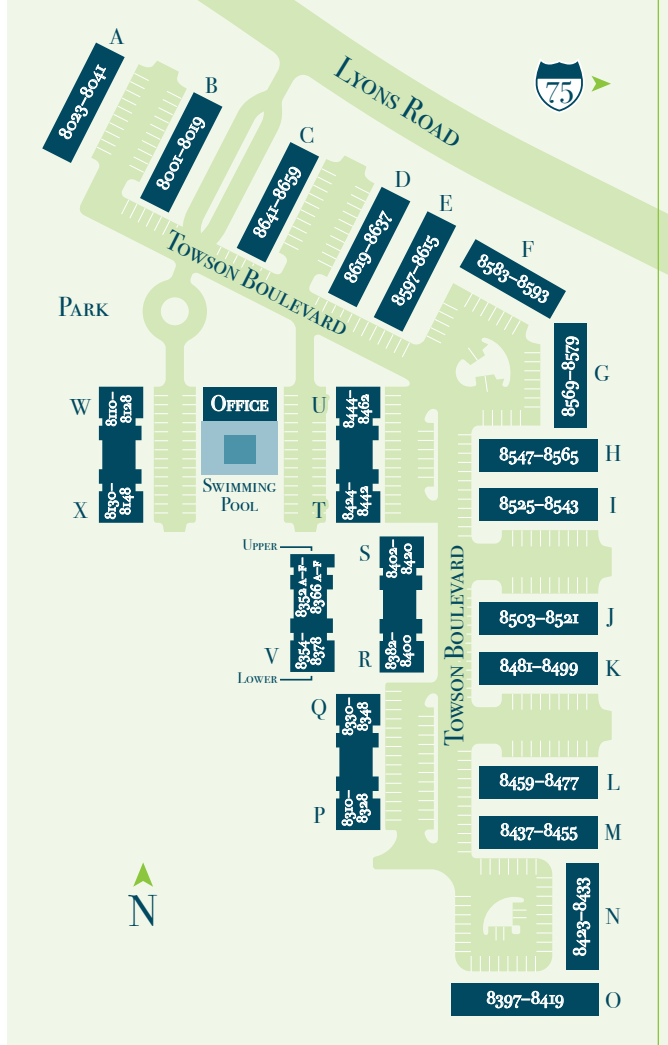
T 937 866 0766

F 937 866 0721

MIAMISBURGAPTS.COM



Professionally Managed
by Towne Properties



OFFERING THE ULTIMATE IN
LOCATION AND VALUE

MIAMISBURG
BY THE MALL

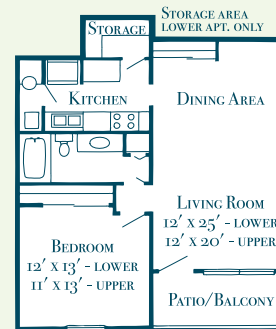
LET'S TALK VALUE

For the prime location and best value in town...make your next move to Miamisburg by the Mall. Just minutes from the Dayton Mall, I-75 and I-675, we offer convenience to all Greater Dayton area businesses, entertainment, and shopping centers. We also offer unbeatable value—five spacious floorplans at prices you can afford. So if you're looking for a warm, friendly community at the heart of it all, Miamisburg by the Mall is where you want to be.

AMENITIES

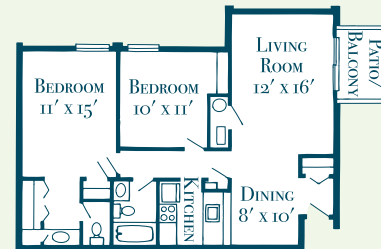
- Huge floorplans
- Private entrances
- Central air conditioning
- Economical gas heat
- Washer/dryer connections available in townhomes
- Large closets
- Balconies/patios with privacy fence
- Pet friendly
- Newly remodeled clubhouse with billiards
- Central laundry facilities
- 24-hour fitness center
- Carports

FLOORPLANS



THE COLONY
1 bedroom, 650 sq. ft.

\$ _____



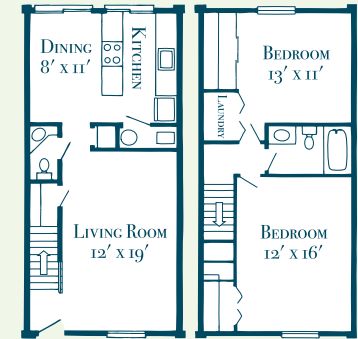
THE COLONY CLASSIC
2 bedroom, 850 sq. ft.

\$ _____



THE CLASSIC
2 bedroom, 1000 sq. ft.

\$ _____



THE DELUXE
2 bedroom, 1250 sq. ft.

\$ _____



THE PLAZA
3 bedroom, 1500 sq. ft.

\$ _____