



OBERER

REALTY SERVICES, LTD.

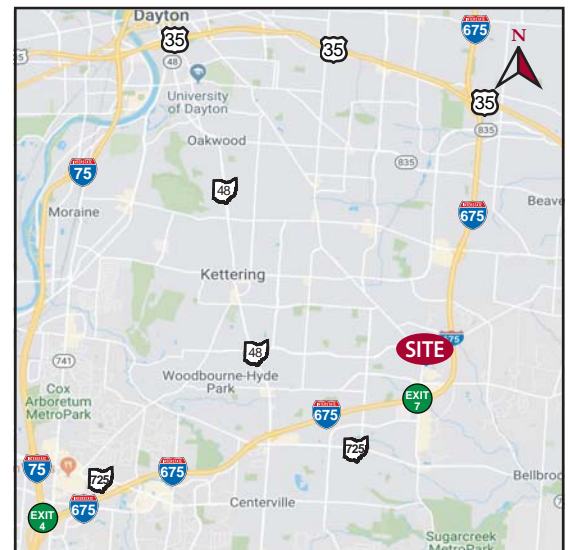
AVAILABLE THE VILLAGE AT CORNERSTONE

Centerville, OH 45440



- 1,400 - 10,000 SF INLINE OR FREE-STANDING SPACE + PAD SITES AVAILABLE
- WELL SUITED FOR RETAIL, RESTAURANT AND ENTERTAINMENT USES
- LOCATED WITHIN A NEW 156-ACRE COSTCO, CABELA'S & KROGER-ANCHORED mixed use development accomodating retail, restaurant, hotel and medical office users
- STRATEGIC LOCATION in the south Dayton market at I-675 & Wilmington Pike offering convenient access to/from Dayton's most desirable demographics of Centerville/Washington Twp., Kettering, Oakwood, Beavercreek and Bellbrook/Sugarcreek Twp.
- IDEALLY SITUATED on a strong, well-established retail corridor
- HIGH VISIBILITY with direct frontage on Wilmington Pike providing over 31,000 vehicles per day
- CONVENIENT ACCESS VIA multiple signalized access points
- A 40 ACRE RESIDENTIAL COMPONENT will provide 300 housing units and a 19 acre senior living community
- JUST 1/2 MILE NORTH OF I-675 AND BOTH:
 - MIAMI VALLEY HOSPITAL SOUTH, a 750,000 SF hospital and medical office complex with over 450 employees
 - SINCLAIR COLLEGE SOUTH CAMPUS, a 39-acre education, cultural and community center providing access to college and university classes, recreation, certain health services, and cultural & performing arts activities
- CALL CHRIS CONLEY OR DANIELLE KUEHNLE at 937-910-0851 for more information

| 2018 DEMOGRAPHICS | 3 mile | 5 mile | 7 mile |
|-------------------|----------|----------|----------|
| POPULATION | 58,078 | 135,518 | 258,347 |
| HH INCOME | \$87,511 | \$89,037 | \$84,010 |
| TOTAL EMPLOYEES | 35,514 | 75,117 | 141,697 |



THE VILLAGE AT CORNERSTONE (FINAL PHASE)

Centerville, OH 45440



2 Home2 Suites by Hilton

3 AVAILABLE (1.5 AC)

4 CoreLife Eatery

5 CORNERSTONE - SHOPPES III
 • MOD Pizza
 • Athletico
 • Firehouse Subs
 • First Watch Café

20 THE VILLAGE

A Cooper's Hawk Restaurant & Winery (11,750 SF)

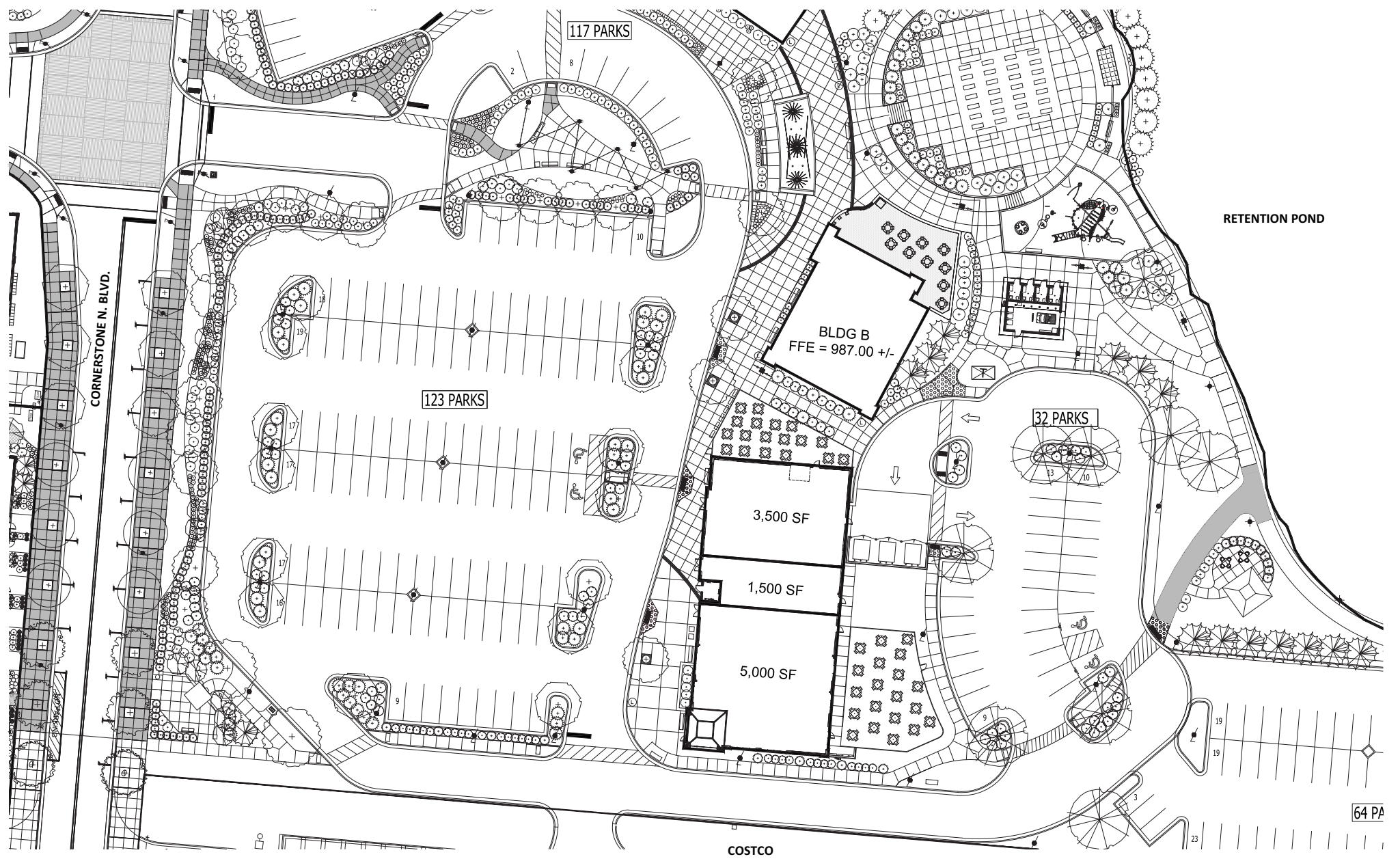
B 1. Hand & Stone (3,000 SF)
 2. Luminous Nail Spa (3,000 SF)

C AVAILABLE - Village Retail Center (1,500 - 5,000 SF)

WELCOME TO THE REGION WE KNOW

937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com/commercial





CORNERSTONE OF CENTERVILLE, NORTH
 WILMINGTON PIKE AND FEEDWIRE ROAD
 COUNTY OF GREENE, CITY OF CENTERVILLE, OHIO

VILLAGE CONCEPT
 SCALE: 1" = 20'-0" (@ 24x36)
 The information shown on this concept plan is to illustrate general intent and shall not be construed as final as final with regard to any and all improvements shown herein.

MAY 10, 2018



64 PA

CORNERSTONE OF CENTERVILLE

Centerville, Ohio 45440



- 2 HOMES2 SUITES BY HILTON
- 3 AVAILABLE - 1.5 ACRES
- 4 CORE LIFE EATERY
- 5 CORNERSTONE SHOPPES III
MOD PIZZA
ATHLETICO
FIREHOUSE SUBS
FIRST WATCH
- 6 CORNERSTONE SHOPPES I
BAGGER DAVE'S BURGER TAVERN
DOMINO'S
5-STAR NUTRITION
AT&T AUTHORIZED RETAILER
- 7 CHICK-FIL-A
- 10 CHEDDAR'S CASUAL CAFE
- 11 FIRST FINANCIAL BANK
- 12 PANDA EXPRESS
- 13 COSTCO FUEL
- 14 CORNERSTONE SHOPPES II
MATTRESS FIRM - *AVAILABLE (4,550 SF)*
WHICH WICH?
GREAT CLIPS
WRIGHT PATT CREDIT UNION
- 16 KROGER FUEL
- 17 CABELA'S - 68,569 SF
- 18 KROGER GROCERY - 125,327 SF
- 19 COSTCO WHOLESALE - 153,623 SF
- 20 THE VILLAGE - +/- 6.3 ACRES
- 23 HOTEL SITE - +/- 2.0 ACRES
- 25 FUTURE KETTERING HEALTH - +/- 10.5 AC
- 27 MULTI-FAMILY - +/- 16.4 ACRES
UNDER CONTRACT
- 28 SENIOR LIVING - +/- 19.8 ACRES
- 29 FOR SALE RESIDENTIAL - 9.5 ACRES

CORNERSTONE OF CENTERVILLE, NORTH
WILMINGTON PIKE AND FEEDWIRE ROAD
COUNTY OF GREENE, CITY OF CENTERVILLE, OHIO

SITE PLAN EXHIBIT

SCALE: 1" = 140'-0"

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JANUARY 2018

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CORNERSTONE OF CENTERVILLE

Centerville, Ohio 45440

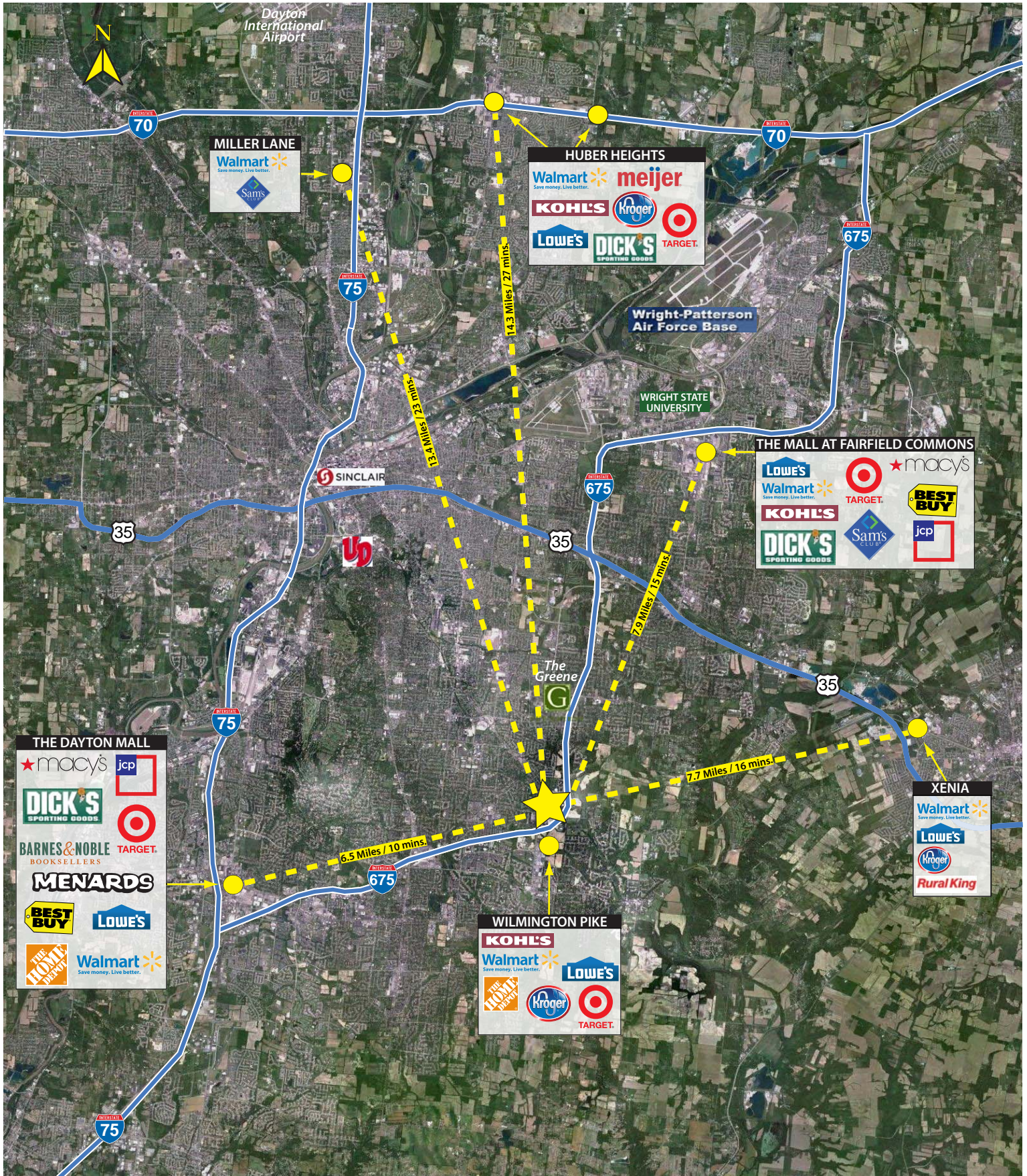


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THE CORNERSTONE OF CENTERVILLE

Centrally located within Greater Dayton's major trade areas



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