



# OBERER

REALTY SERVICES, LTD.

## FORMER RESTAURANT AVAILABLE 6242 WILMINGTON PIKE

Centerville, Ohio 45459



- **5,757 SF FREE STANDING BUILDING** on 1.7 acre outparcel in Walmart-anchored shopping center in Centerville/Bellbrook
- **160 PARKING SPACES**
- **IDEAL LOCATION** on the Wilmington Pike major retail corridor just south of I-675 full interchange (Exit 7)
- **HIGHLY VISIBILITY** with direct frontage on Wilmington Pike providing drive-by traffic of over 22,000 vehicles per day
- **STRONG DEMOGRAPHICS** with high household incomes
- **IDEALLY SITUATED ACROSS FROM MIAMI VALLEY HOSPITAL SOUTH**, the fastest growing of Premier Health's properties in southwest Ohio, featuring a 750,000 SF hospital and medical complex with over 450 employees



2019 DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	49,488	122,417	230,376
TOTAL EMPLOYEES	26,537	65,607	127,668
HH INCOME	\$93,631	\$94,917	\$89,932

**CALL CHRIS CONLEY OR DANIELLE KUEHNLE  
at 937-910-0851 for more information**

WELCOME TO THE REGION WE KNOW

937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • [www.oberer.com/commercial](http://www.oberer.com/commercial)

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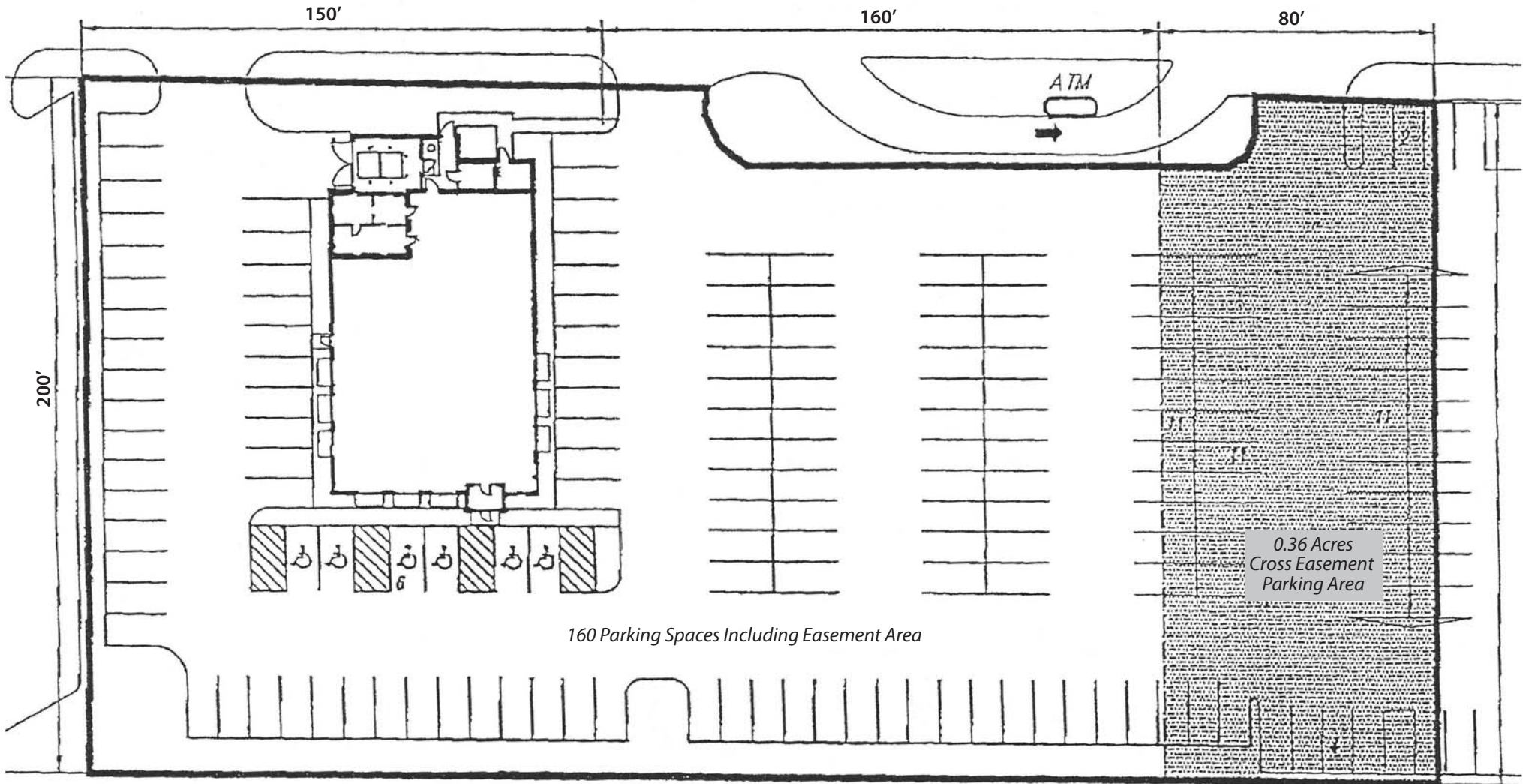
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### OBENER

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160 Parking Spaces Including Easement Area

0.36 Acres  
Cross Easement  
Parking Area

WILMINGTON PIKE

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