



OBENERER

REALTY SERVICES, LTD.

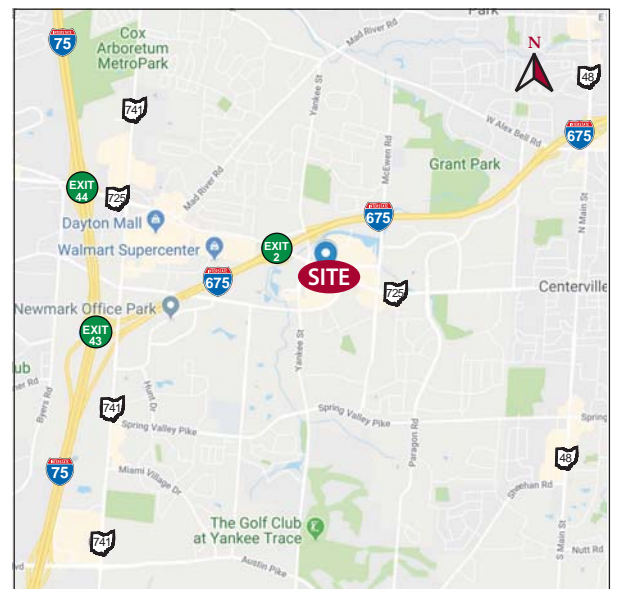
FOR LEASE

YANKEE STATION - NEWLY REDEVELOPED

1510 - 1530 Miamisburg Centerville Road
8002 - 8008 Washington Village Drive
Washington Township, Ohio 45459



- **1,484 - 6,000 SF RETAIL/STORE FRONT OFFICE SPACE AVAILABLE** in recently redeveloped, prominent shopping center
- **STRONG TENANT MIX INCLUDING THREE NATIONAL TENANTS**
- **IDEAL CORNER LOCATION JUST OFF I-675 (EXIT 2)** on the well-established SR 725 (Miamisburg-Centerville Rd.) retail corridor at Washington Village Dr. next to Chick-fil-A
- **HIGH VISIBILITY** with drive-by traffic of 26,560 cars per day on SR 725
- **PYLON SIGNAGE AVAILABLE**
- **STRONG DEMOGRAPHICS**
- **COMPETITIVE LEASE RATES**
- **TENANT IMPROVEMENT ALLOWANCE AVAILABLE**
- **B-2 ZONING** will accommodate most retail uses
- **CONTACT CHRIS CONLEY OR DANIELLE KUEHNLE** for more information



2018 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	7,019	60,455	159,048
TOTAL EMPLOYEES	10,169	54,481	91,960
HH INCOME	\$75,287	\$88,085	\$88,644

WELCOME TO THE REGION WE KNOW

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

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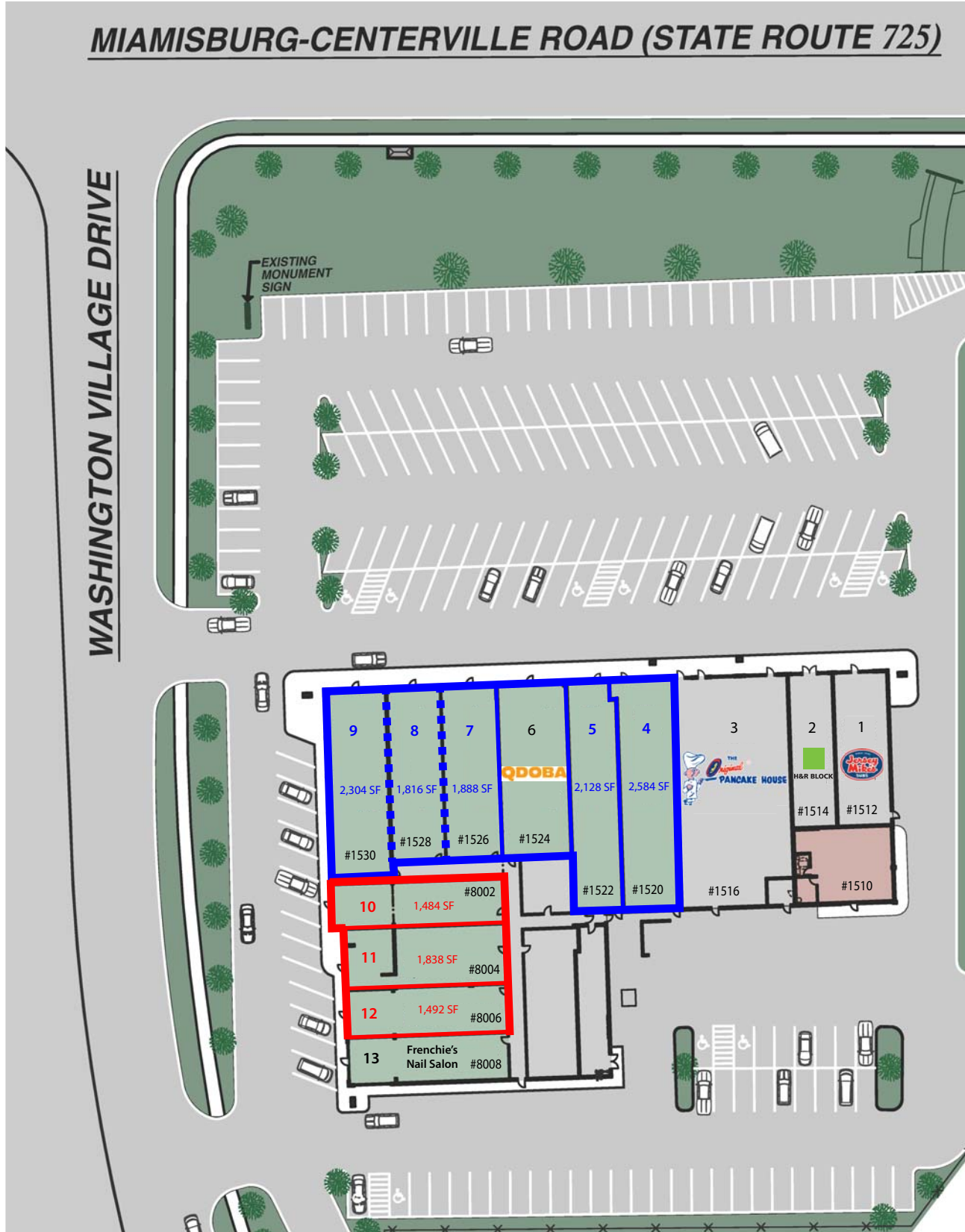
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MIAMISBURG-CENTERVILLE ROAD (STATE ROUTE 725)



- = AVAILBLE RETAIL SPACE
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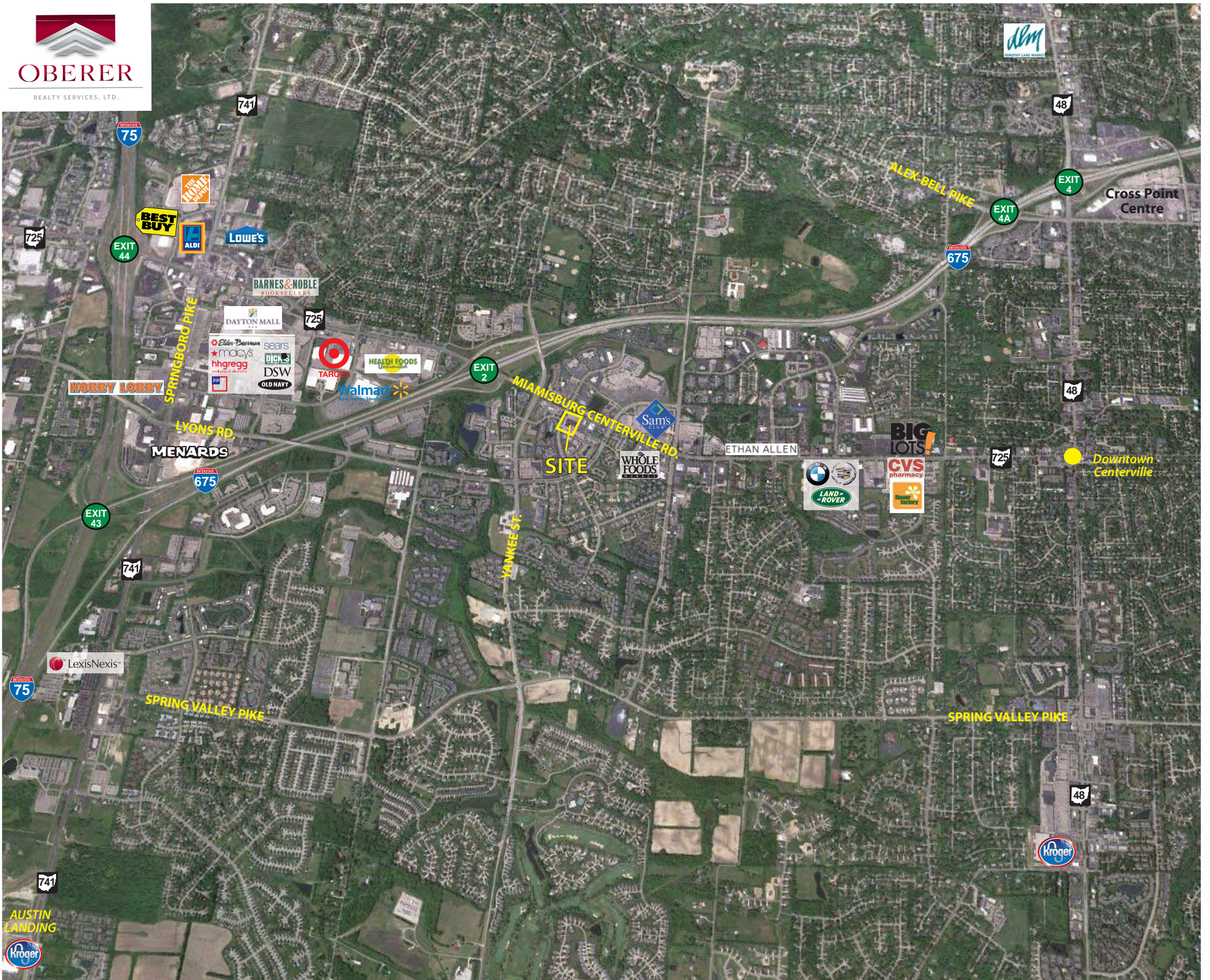
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Cross Point Centre



ALEX-BELL PIKE



Downtown Centerville



ETHAN ALLEN



MIAMISBURG-CENTERVILLE RD.
SITE

YANKEE ST.



SPRINGBORO PIKE

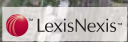
LYONS RD.
MENARDS



HOBBY LOBBY



SPRING VALLEY PIKE



SPRING VALLEY PIKE



AUSTIN LANDING

