

SPRING VALLEY SHOPPES

9456 - 9486 N. Springboro Pike
Miami Township, OH 45342

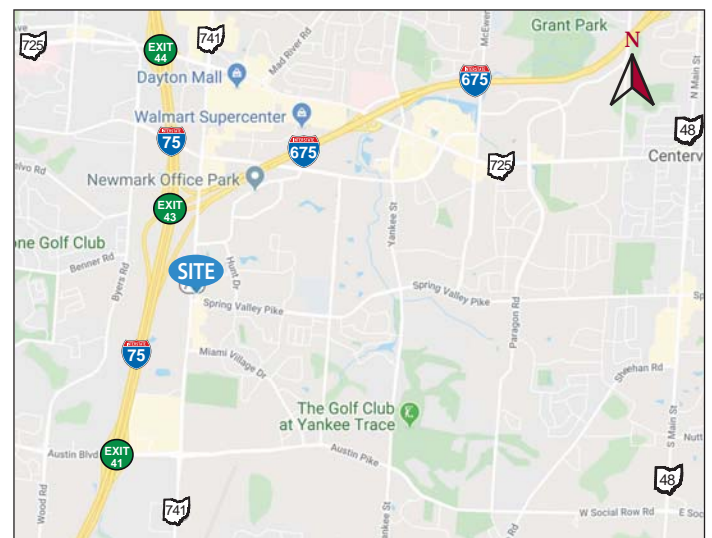


The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.

- **2,762 SF INLINE SPACE** well suited for retail and/or office uses
- **2,263 SF END CAP RESTAURANT SPACE WITH PATIO**
- **EXCELLENT CORNER LOCATION ON SR 741 AT SPRING VALLEY** just north of Starbucks and next to Rooster's
- **LESS THAN 1 MILE NORTH** of the Austin Blvd./I-75 interchange (Exit 41)
- **LOCATED AT THE EXCHANGE AT SPRING VALLEY**, a 42-acre mixed-use business park accomodating retail, restaurant, service, professional, medical and corporate users
- **EXCELLENT VISIBILITY** with direct frontage on SR 741 providing drive-by traffic of over 25,700 vehicles per day
- **STRONG DEMOGRAPHICS & DAYTIME POPULATIONS** provided by immediate proximity to Lexis Nexis, Newmark Business Centre, Met Life and Austin Landing

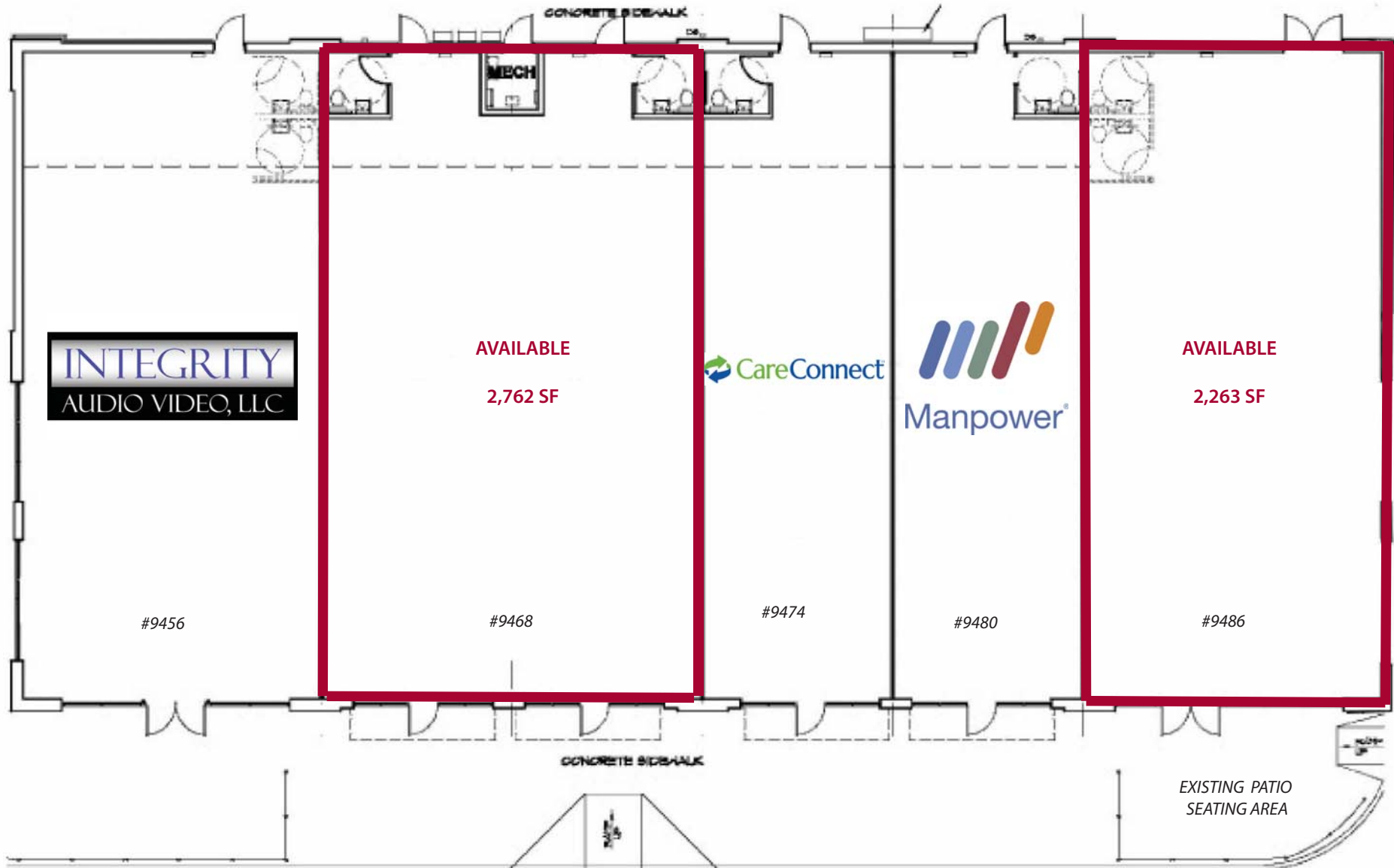
2019 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	10,106	55,778	138,470
HH INCOME	\$76,520	\$91,508	\$92,247
TOTAL EMPLOYEES	7,068	40,817	79,700

DANIELLE KUEHNLE
937.531.5528
dkuehnle@oberer.com



WELCOME TO THE REGION WE KNOW

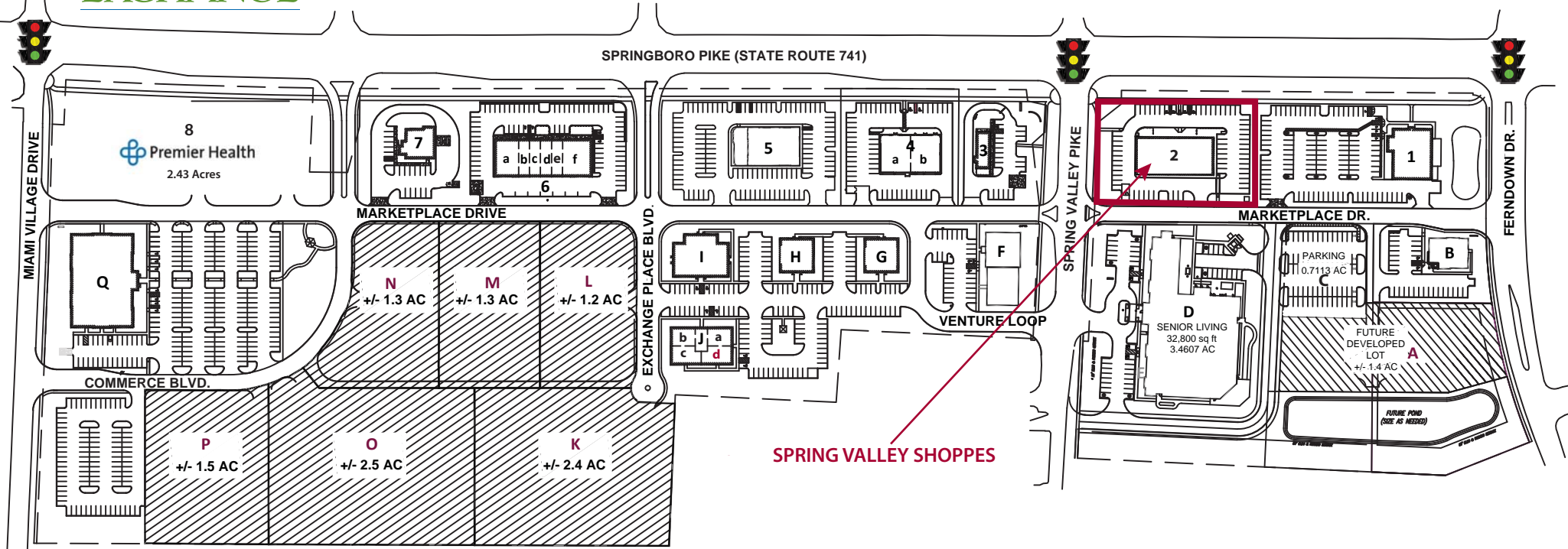
SPACE PLAN



WELCOME TO THE REGION WE KNOW

THE EXCHANGE

SITE PLAN



SPRING VALLEY SHOPPES

OFFICE SPACE

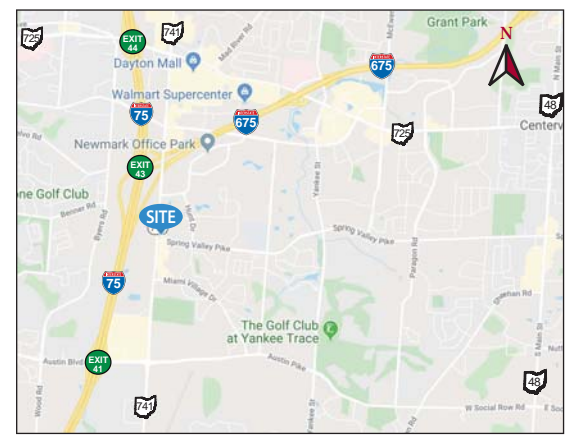
- A. AVAILABLE
- B. Smiles at The Exchange (4,001 SF)
- C. Rooster's Parking (0.7113 AC)
- D. River Oaks Senior Care (32,800 SF)
- F. Dr. Striebel, DDS
- G. Aerotek (4,149 SF)
- H. Mike Ledbetter, Attorney (4,149 SF)
- I. Hopebridge (7,756 SF)
- J. 2955 Exchange Place Blvd.
 - a. Culpepper Law (1,622 SF)
 - b. Birchcreek Wealth Management (1,385 SF)
 - c. ICA (2,505 SF)
 - d. AVAILABLE (2,295 SF)
- Q. 2835 Miami Village Professional Building (40,384 SF)

MIXED USE

- K. AVAILABLE
- L. AVAILABLE
- M. AVAILABLE
- N. AVAILABLE
- O. AVAILABLE
- P. AVAILABLE

OUTLOTS & RETAIL SPACE

1. Rooster's (8,500 SF)
2. Spring Valley Retail Center (10,000 SF)
3. Starbucks (0.71 AC)
4. Shoppes II at The Exchange
 - a. Massage Envy (4,000 SF)
 - b. Salons at The Exchange (3,990 SF)
5. Milano's (1.58 AC)
6. Shoppes at The Exchange
 - a. Charles Schwab (2,800 SF)
 - b. Subway (1,400 SF)
 - c. Galaxy Nail (1,080 SF)
 - d. Nothing Bundt Cakes (1,728 SF)
 - e. U Break I Fix (1,400 SF)
 - f. Scrambler Marie's (4,130 SF)
7. Civista Bank (0.96 AC)
8. Premier Health (2.43 AC)



WELCOME TO THE REGION WE KNOW



WELCOME TO THE REGION WE KNOW

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