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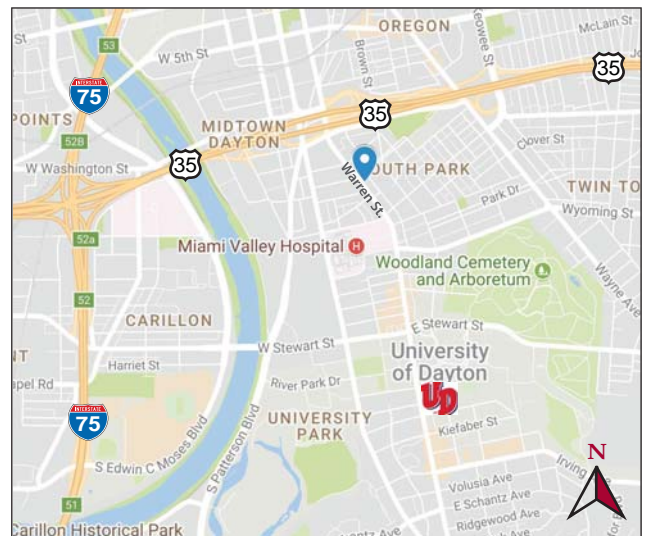
REALTY SERVICES, LTD.

**THE
FLATS**
AT
South Park

FOR LEASE **THE FLATS AT SOUTH PARK** Dayton, OH 45402



- **NEW CONSTRUCTION:** 800 - 4,000 +/- SF retail/office space immediately available
- **FOUR STORY BUILDING ON WARREN STREET** featuring ground level commercial space and three stories of 1 & 2 bedroom residential apartments (43 units)
- **DOWNTOWN DAYTON'S NEWEST URBAN REVITALIZATION PROJECT** 1/2 mile north of University of Dayton, 1/2 mile south of downtown Dayton and immediately adjacent to the Miami Valley Hospital medical campus
- **IDEAL FOR RESTAURANT, RETAIL OR MEDICAL/PROFESSIONAL OFFICE USERS**
- **TENANT IMPROVEMENT ALLOWANCE AVAILABLE**
- **DEDICATED PARKING FIELD** for commercial tenants
- **EXCELLENT VISIBILITY** with over 14,000 vehicles per day on Warren Street
- **DENSE POPULATION BASE** and exceptionally high daytime populations provided by close proximity to University of Dayton, Miami Valley Hospital, Montgomery County, Sinclair Community College, City of Dayton & Care Source

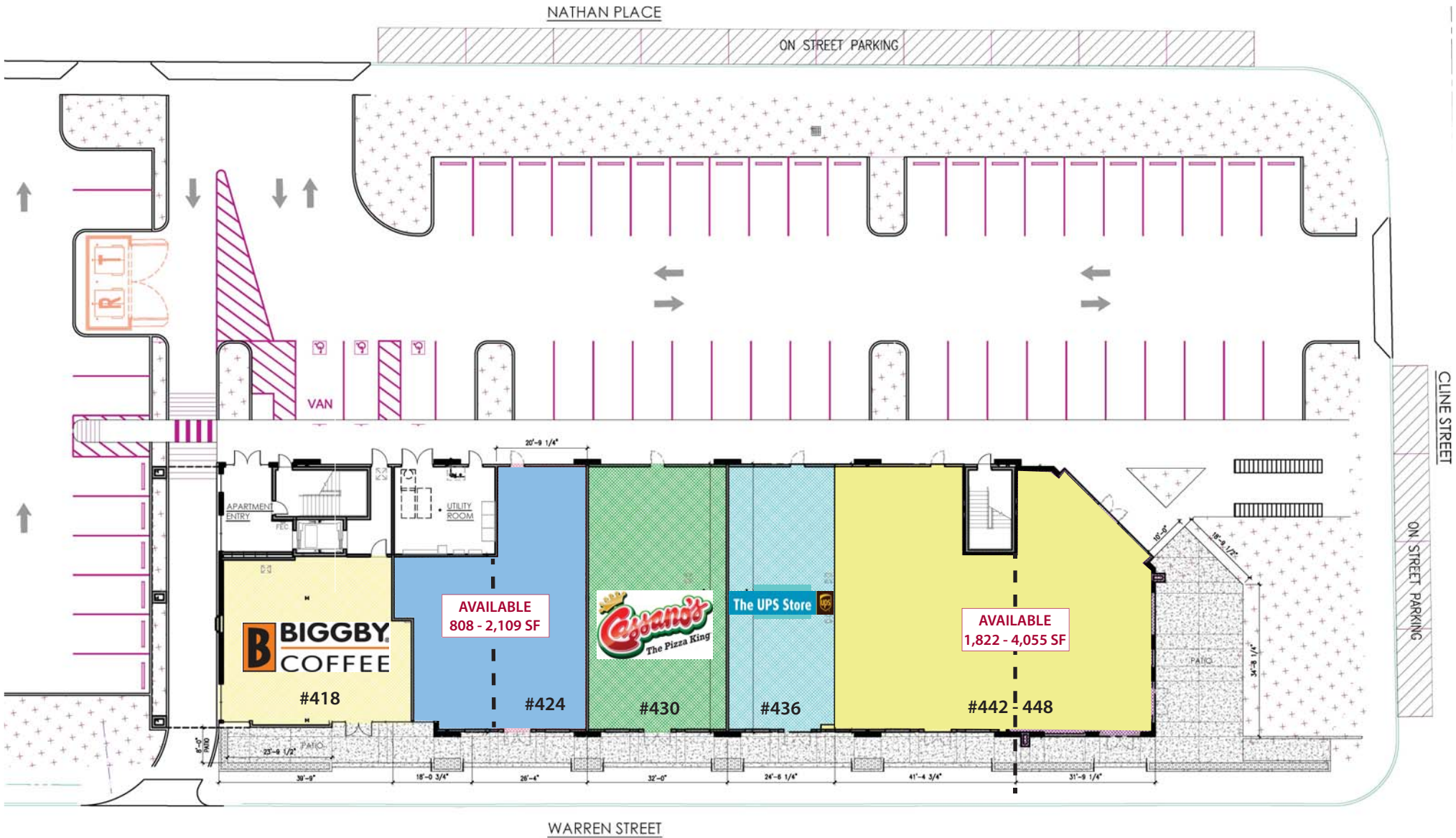


2018 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	12,675	98,987	220,825
TOTAL EMPLOYEES	41,077	94,653	160,151

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



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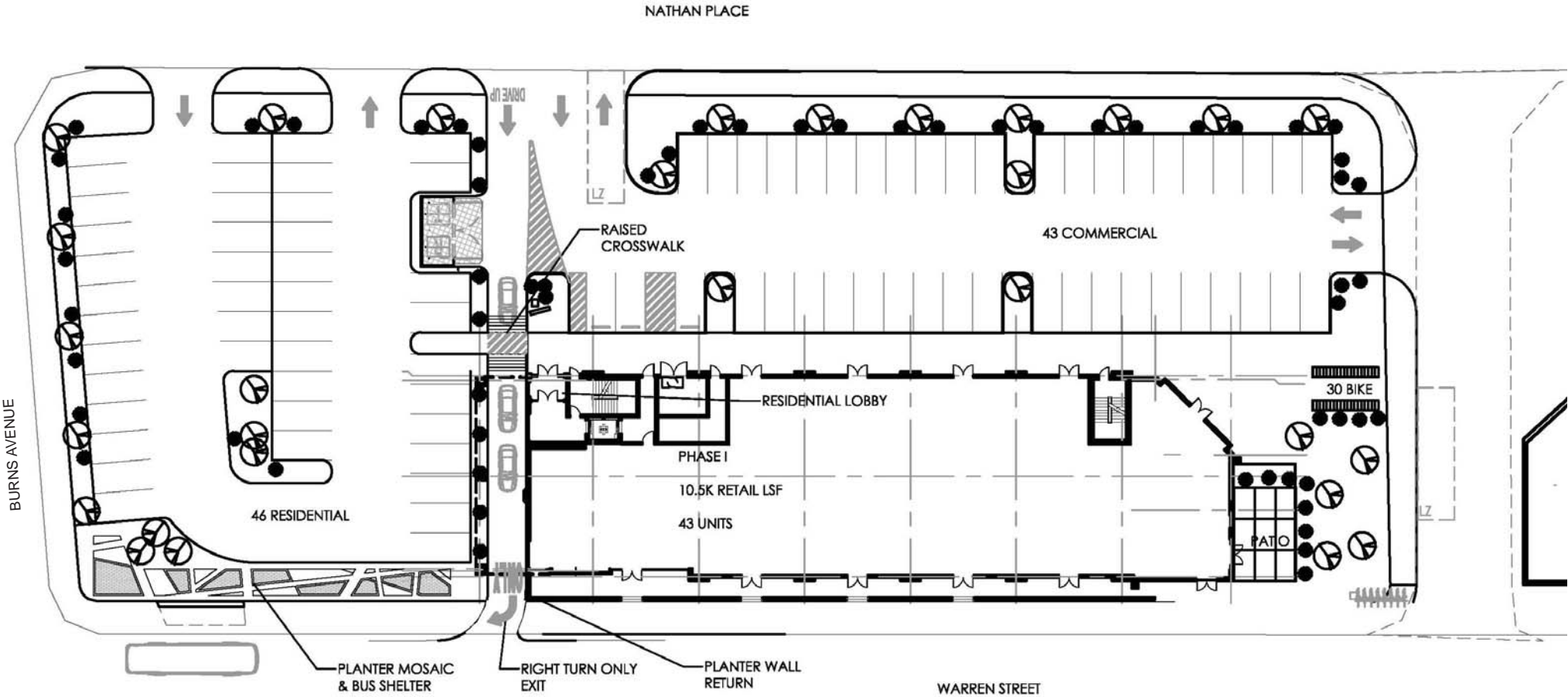
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SITE PLAN



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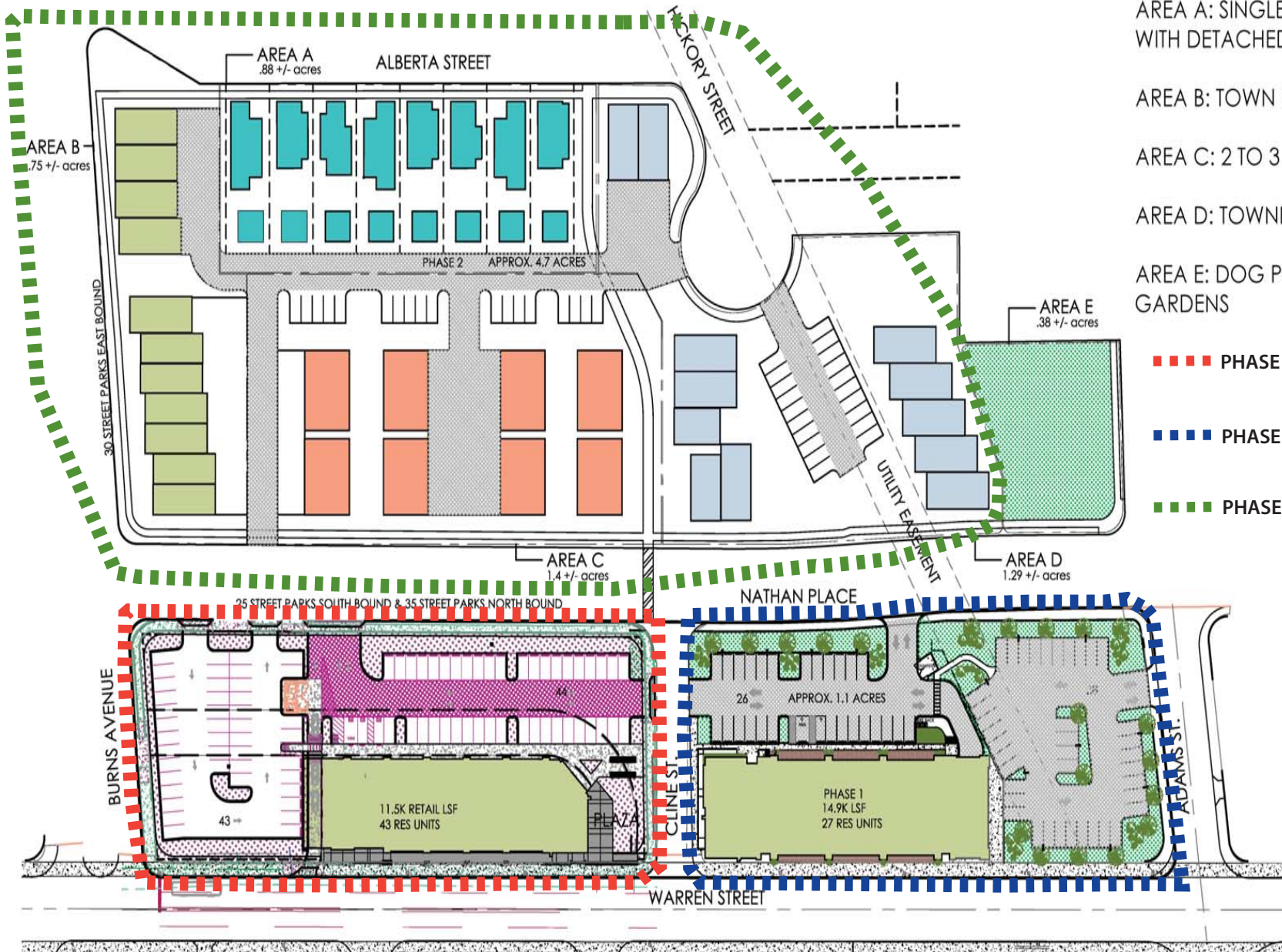
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CONCEPTUAL PLAN



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AREA A: SINGLE FAMILY STYLE HOUSE WITH DETACHED GARAGE

AREA B: TOWN HOUSE STYLE

AREA C: 2 TO 3 STORY FLATS STYLE

AREA D: TOWNHOUSES OR FLATS

AREA E: DOG PARK AND COMMUNITY GARDENS

■ ■ ■ PHASE 1: 10,500 SF Commercial + 43 Apartment Units

■ ■ ■ PHASE 2: 27 Condominiums

■ ■ ■ PHASE 3: 50 - 60 Condominiums

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CONCEPT PLAN



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