



OBERER

REALTY SERVICES, LTD.

FOR LEASE SHOPPES III AT CORNERSTONE

Centerville, Ohio 45440



- **2,000 SF AVAILABLE IMMEDIATELY** in new 10,000 SF retail center
- **LOCATED WITHIN A NEW 156-ACRE COSTCO, CABELA'S & KROGER-ANCHORED** mixed use development accommodating retail, restaurant & hospitality users
- **STRATEGIC LOCATION** in southeast Dayton 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
- **CONVENIENT ACCESS PROVIDED BY** 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 MIAMI VALLEY HOSPITAL SOUTH**, a 440,000 SF hospital, cancer center and medical office complex with over 450 employees



2017 DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	57,495	134,885	257,640
HH INCOME	\$85,079	\$86,395	\$81,688
TOTAL EMPLOYEES	31,768	74,558	140,840

**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

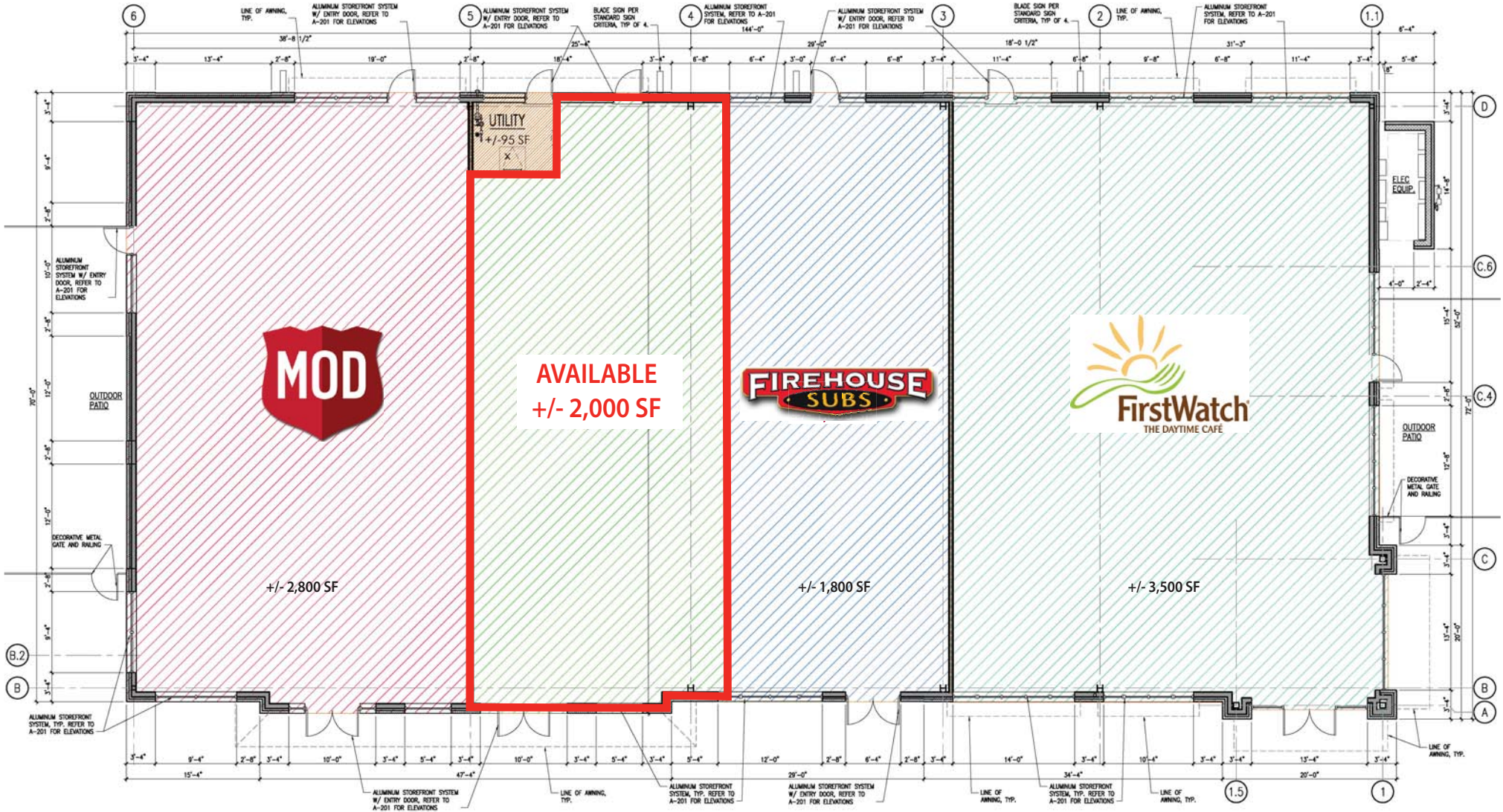
SHOPPES III AT CORNERSTONE

Centerville, Ohio 45440



OBERER

REALTY SERVICES, LTD.



WELCOME TO THE REGION WE KNOW

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

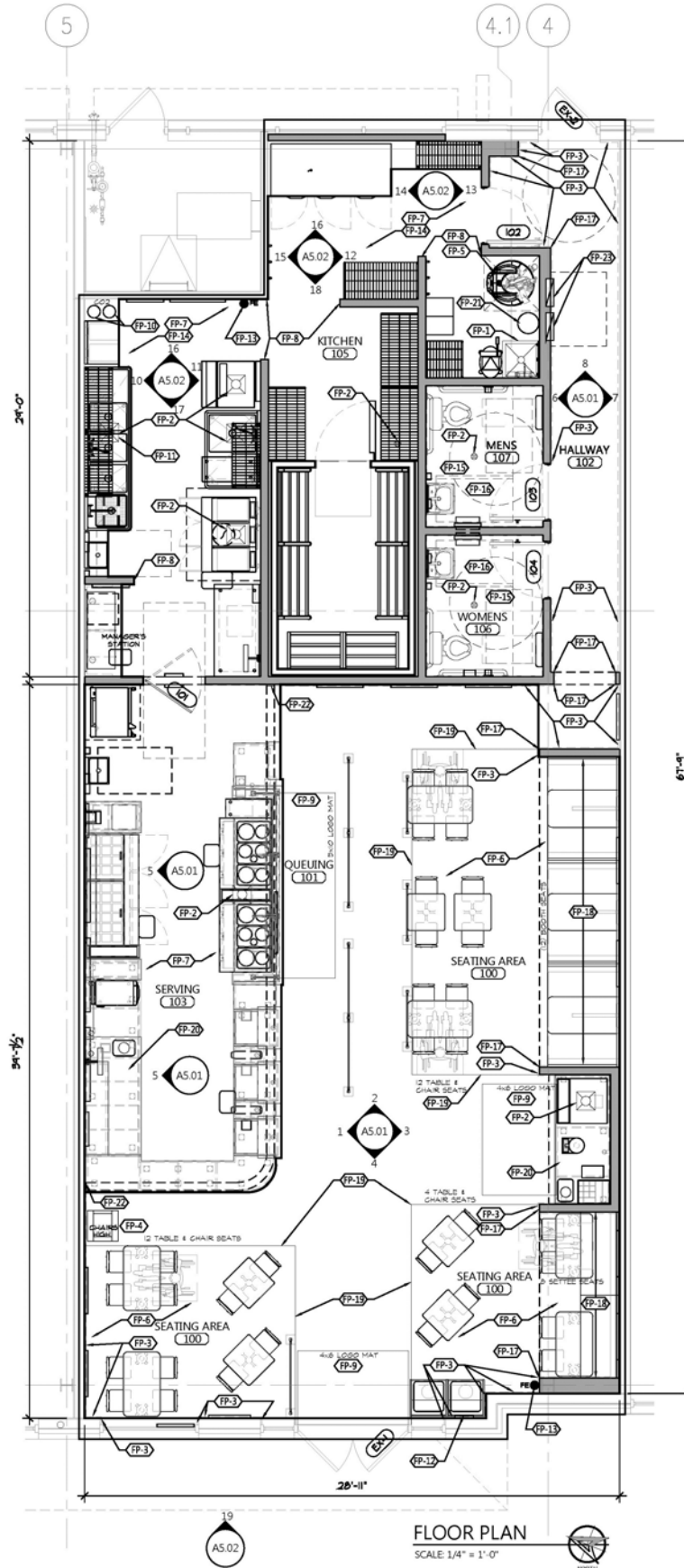
FOR LEASE

SHOPPES III AT CORNERSTONE

Centerville, Ohio 45440



FLOOR PLAN
 5235 Cornerstone North Blvd.
 2,000 +/- SF



WELCOME TO THE REGION WE KNOW

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

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
AVAILABLE - 2,000 SF
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
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 OFFICE - +/- 10.5 ACRES (UNDER CONTRACT)
- 27 MULTI-FAMILY - +/- 16.4 ACRES
- 28 SENIOR LIVING - +/- 19.8 ACRES
UNDER CONTRACT
- 29 FOR SALE RESIDENTIAL - 9.5 ACRES
UNDER CONTRACT

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

SITE PLAN EXHIBIT
 SCALE: 1" = 140'-0"

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 hereon.



CORNERSTONE OF CENTERVILLE

Centerville, Ohio 45440



WELCOME TO THE REGION WE KNOW

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