



OBERER

REALTY SERVICES, LTD.

AVAILABLE THE HEIGHTS

Huber Heights, Ohio 45424



- **NEW 50+ ACRE MIXED-USE DEVELOPMENT** strategically located at I-70 & SR 201 (Brandt Pike) in Huber Heights across from Meijer
- **RETAIL, RESTAURANT, HOSPITALITY & OUTLOT OPPORTUNITIES** from 5 - 50 acres available for sale or lease
- **ADJACENT TO TO THE ROSE MUSIC CENTER**, a 4,200-seat covered outdoor amphitheater which hosted 91,000 visitors last year, and has brought over 250,000 people to the area since its opening in 2015
- **I-70 VISIBILITY** provides drive-by traffic of over 64,900 vehicles per day and traffic on Brandt Pike is over 16,000 vehicles per day
- **IDEAL LOCATION LESS THAN 1 MILE** from Carriage Trails, the area's largest new residential development with 1,200 single-family homes and 850 multi-family units planned

2017 DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	36,541	71,380	143,483
HH INCOME	\$73,760	\$71,114	\$63,958

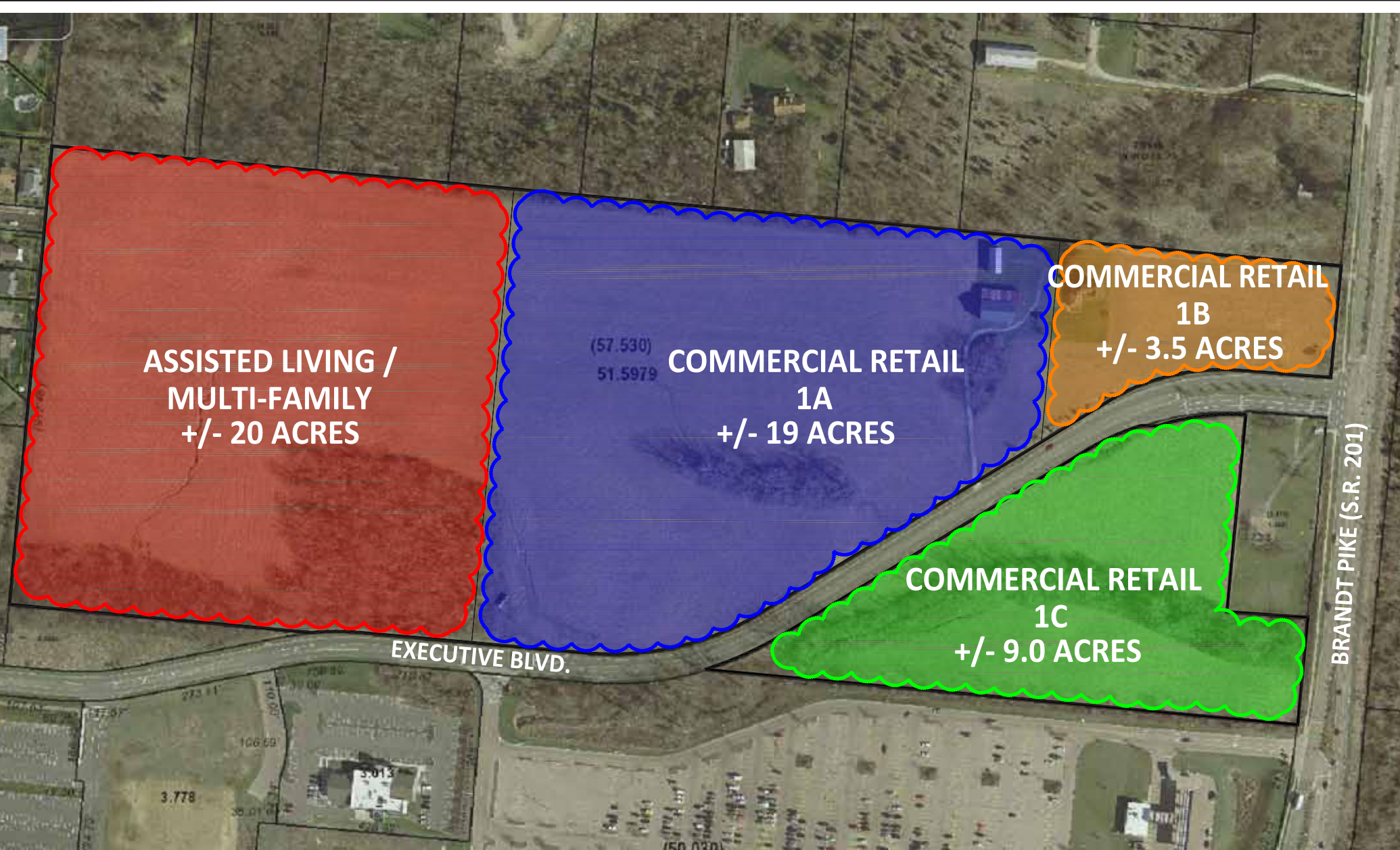
CALL CHRIS CONLEY OR DANIELLE KUEHNLE
at 937-910-0851 for more information

WELCOME TO THE REGION WE KNOW

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

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VILLAGE AT THE HEIGHTS
BRANDT PIKE (S.R. 201) AND EXECUTIVE BLVD.
COUNTY OF MONTGOMERY, STATE OF OHIO

THIS CONCEPT PLAN WAS COMPLETED WITHOUT AN ALTA SURVEY.
THE INFORMATION SHOWN ON THIS CONCEPT PLAN IS TO ILLUSTRATE GENERAL INTENT AND SHALL
NOT BE CONSTRUED AS FINAL WITH REGARD TO ANY AND ALL IMPROVEMENTS SHOWN HEREON.

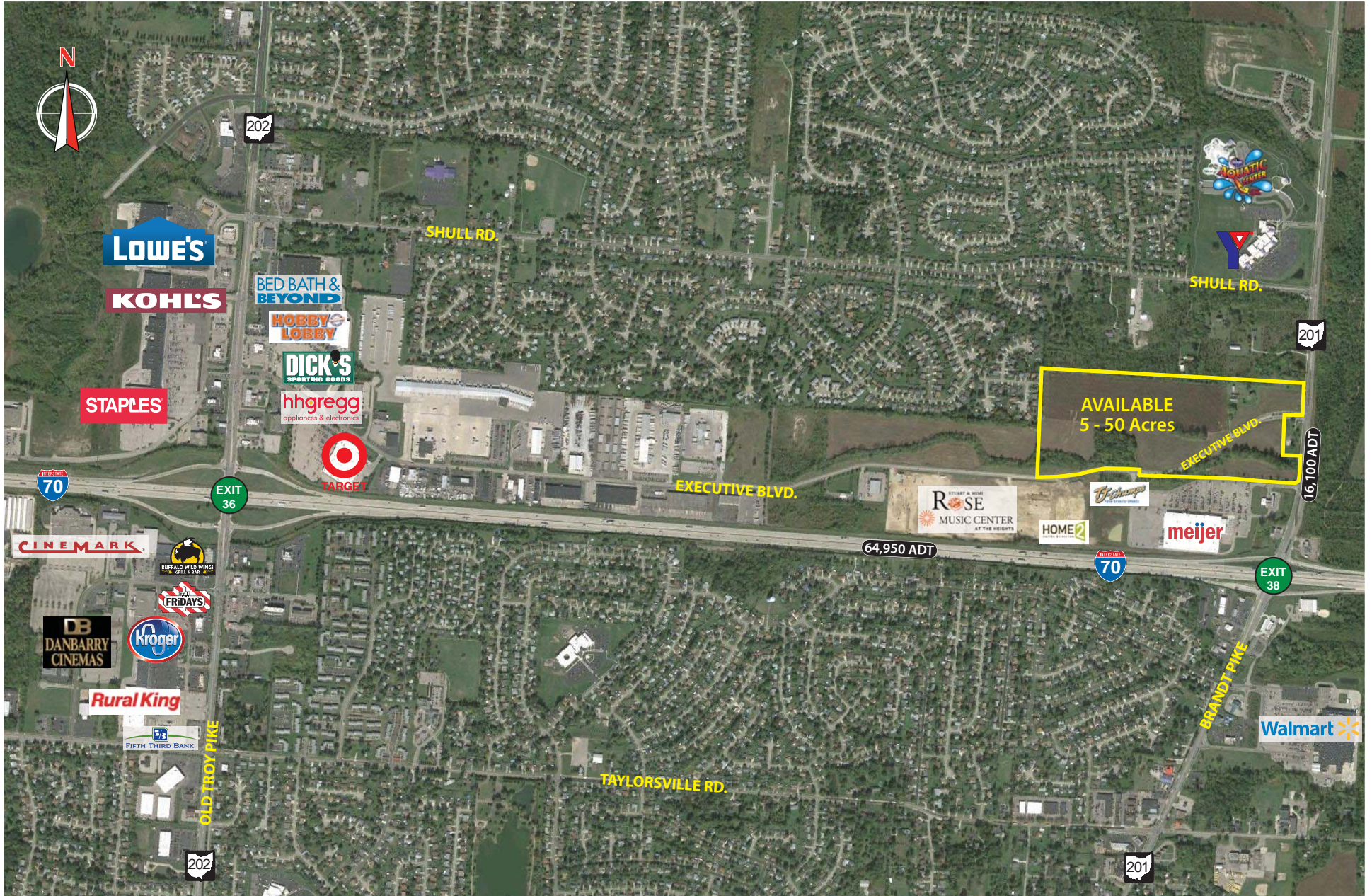
JULY 20, 2017

LAND PLAN EXHIBIT
SCALE: NONE
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intent and shall not be construed as final with regard to any
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