



OBERER

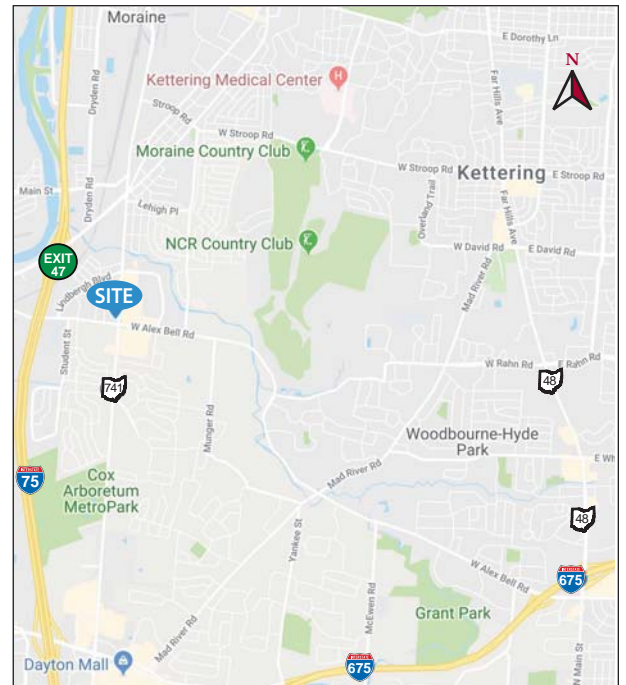
REALTY SERVICES, LTD.

FOR SALE OR LEASE 5799 SPRINGBORO PIKE (SR 741)

West Carrollton, Ohio 45449



- **3,000 SF RETAIL BUILDING WITH DRIVE-UP WINDOW** on 0.484 acres available for sale or lease
- **IDEAL LOCATION** at the intersection of SR 741/Springboro Pike & Alex Bell Rd. on one of the most well-established retail corridors in the Dayton market
- **EXCELLENT VISIBILITY** with direct frontage on both Springboro Pike/SR 741 with over 23,800 vehicles per day and Alex Bell with over 20,200 vehicles per day
- **CONVENIENT ACCESS** with curb cuts on both SR 741 & Alex Bell and close proximity to I-75
- **DIRECTLY ACROSS FROM KROGER AND MEIJER**
- **STRONG DEMOGRAPHICS** amid a dense population base
- **PROMINENT PYLON SIGNAGE** situated on hard corner
- **CONTACT CHRIS CONLEY OR JOHN ORR AT 937.910.0851** for more information



2018 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	10,785	52,070	153,630
TOTAL EMPLOYEES	3,686	39,623	110,580
HH INCOME	\$68,400	\$78,058	\$76,257

WELCOME TO THE REGION WE KNOW

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

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