

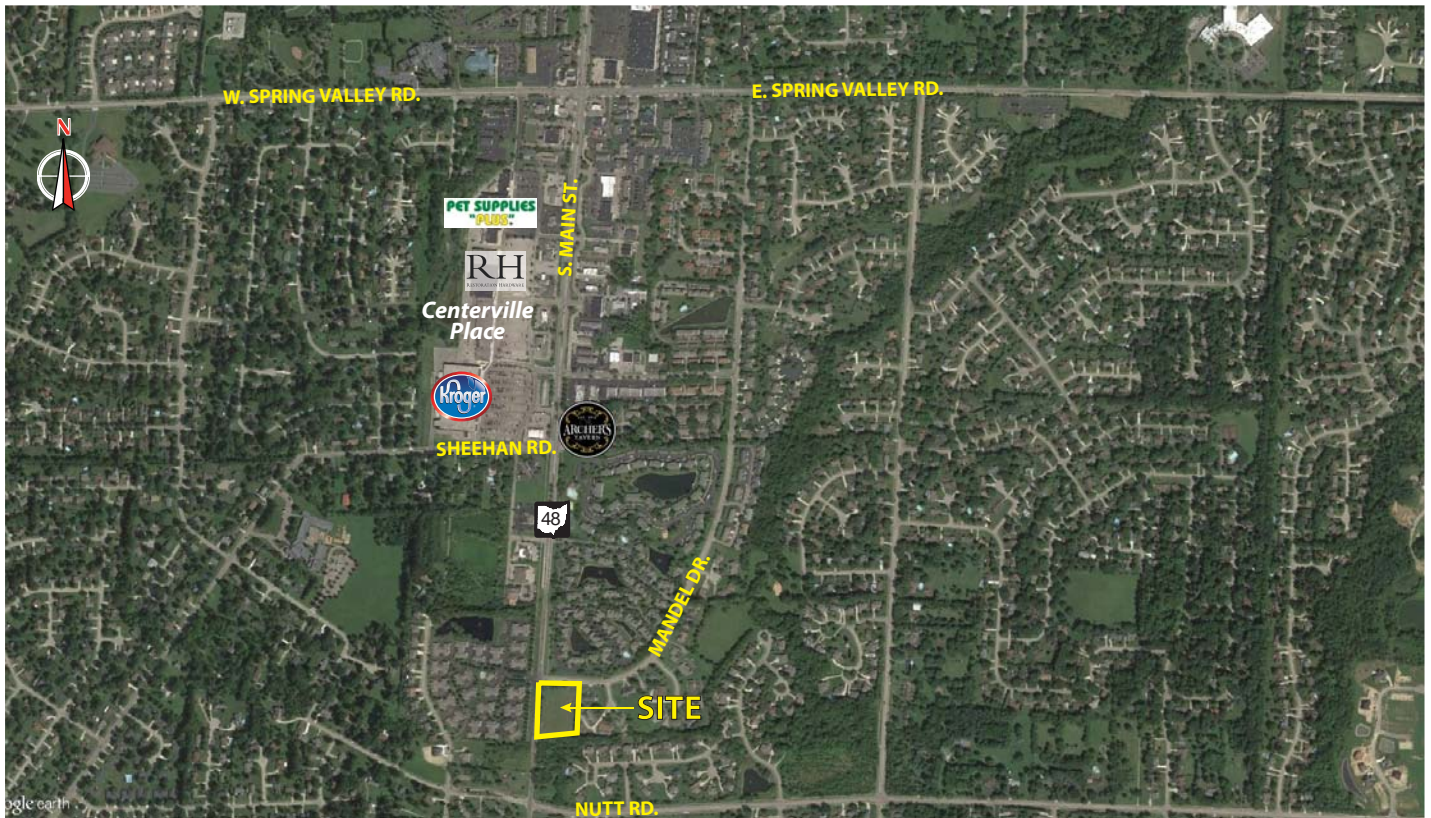


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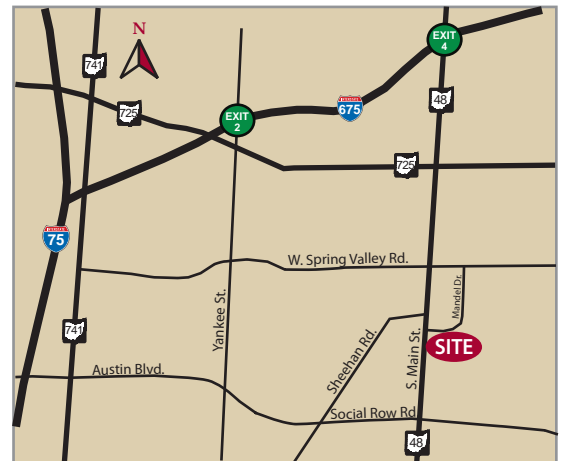
REALTY SERVICES, LTD.

## PRE-LEASING SR 48/S. MAIN ST. RETAIL CENTER

Washington Township, Ohio 45458



- **PRE-LEASING 1,400 - 5,000 SF** in new 10,000 SF retail center in Washington Township (70' bays)
- **LOCATED ON SR 48 (S. MAIN ST.) AT MANDEL DRIVE** on one of Centerville's primary retail corridors
- **HIGH VISIBILITY** with direct frontage on SR 48 providing over 15,800 vehicles per day
- **IDEAL PROXIMITY TO 147,000 SF Kroger Marketplace**, the largest in the region, and the new \$146 million Centerville Place redevelopment project which will include retail, restaurant, office and residential components
- **TWO MILES** from downtown Centerville
- **STRONG DEMOGRAPHICS** with high household incomes
- **MONUMENT SIGNAGE AVAILABLE ON SR 48**



2018 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	5,925	47,708	114,162
HH INCOME	\$120,599	\$108,379	\$101,164

**CONTACT 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](http://www.oberer.com/commercial)





**SOUTH MAIN STREET & MANDEL DRIVE**  
 (STATE ROUTE 48 / DAYTON LEBANON PIKE)  
 COUNTY OF MONTGOMERY, CITY OF CENTERVILLE, 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.

DECEMBER 15, 2016

**CONCEPT 1**

SCALE: 1" = 30'-0" @ 24x36

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.

