



OBERER

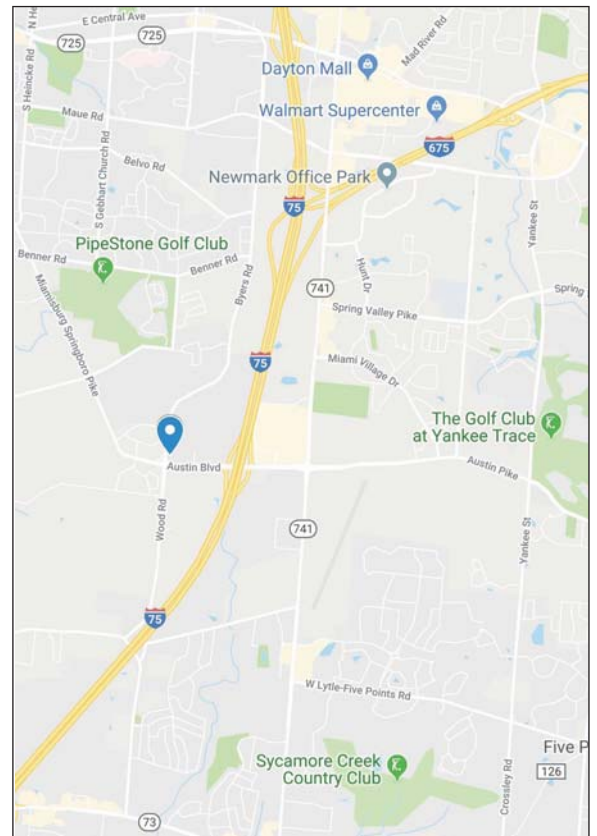
REALTY SERVICES, LTD.

PRE-LEASING SHOPPES AT AUSTIN CENTER WEST

Miamisburg, Ohio 45342



- **1,400 - 6,000 SF FOR LEASE** in new 6,000 SF retail center
- **STRATEGICALLY LOCATED** on Byers Road just 1/2 mile west of the I-75/Austin Blvd. interchange (Exit 41), southwest Ohio's newest I-75 commercial corridor between Dayton and Cincinnati
- **IMMEDIATE HIGHWAY ACCESS TO I-75 & I-675**
- **SITUATED NEXT TO NEWLY DEVELOPED** Miami Valley Hospital/Premier Health 12-bed, 24-hour Emergency Center, and a 106-suite Home 2 Suites by Hilton due to open in November, 2019
- **ADJACENT TO AUSTIN BUSINESS PARK** currently occupied by over 20 companies including distribution centers for FedEx and WinSupply, and the US headquarters of Yaskawa Motoman Robotics. Park developers have expansion plans for an additional 50 acres and 10 buildings that will add another 500,000 SF
- **STRONG DEMOGRAPHIC & HIGH GROWTH AREA**



2018 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	3,195	45,096	122,541
TOTAL EMPLOYEES	1,232	30,742	65,146
HH INCOME	\$84,342	\$98,993	\$90,697

CALL DANIELLE KUEHNLE at 937-910-0851
for more information

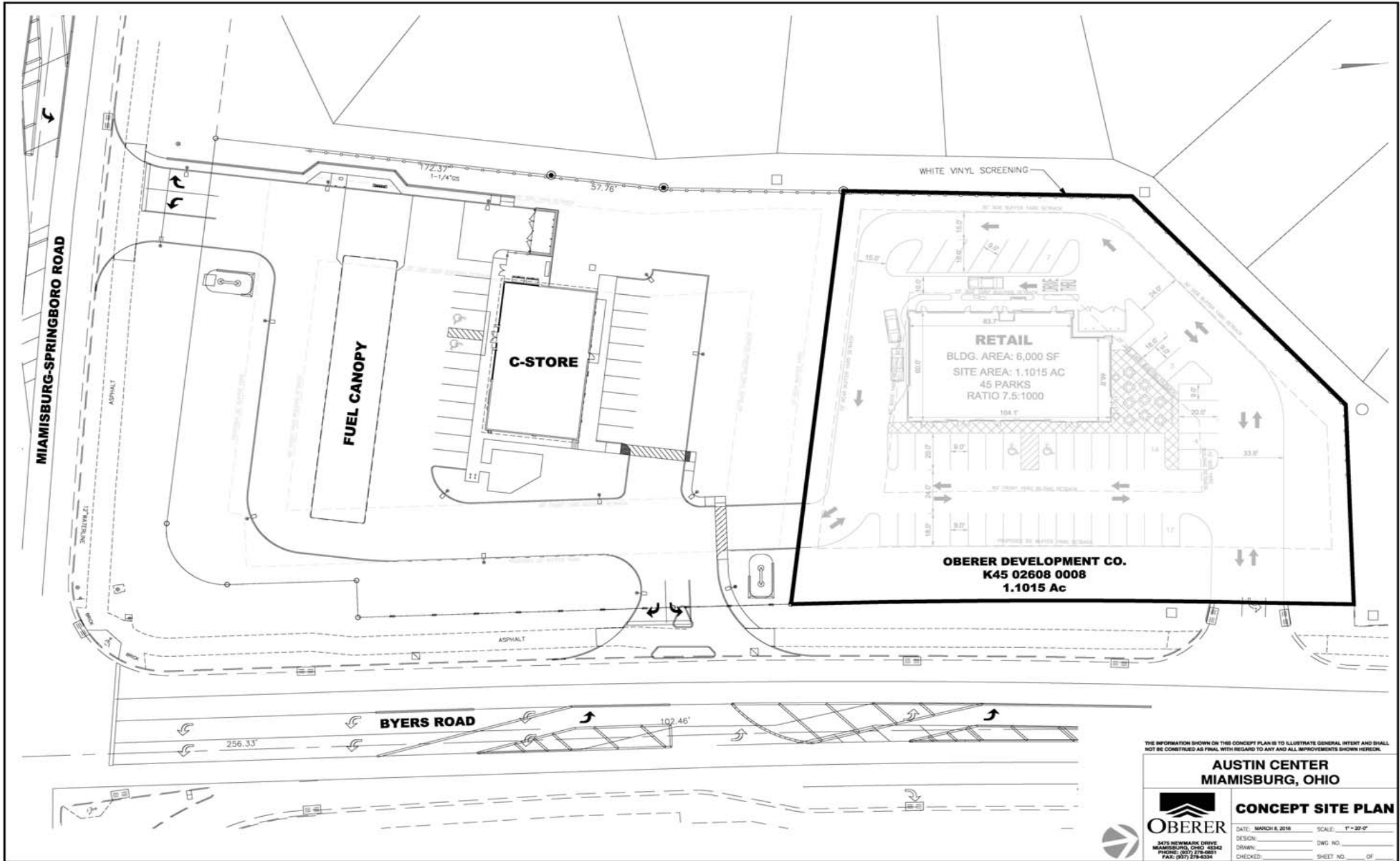
WELCOME TO THE REGION WE KNOW

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

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CONCEPT PLAN



THE INFORMATION SHOWN ON THIS CONCEPT PLAN IS TO ILLUSTRATE GENERAL INTENT AND SHALL NOT BE CONSIDERED AS FINAL WITH REGARD TO ANY AND ALL IMPROVEMENTS SHOWN HEREON.

**AUSTIN CENTER
MIAMISBURG, OHIO**

OBERER

CONCEPT SITE PLAN

DATE: MARCH 8, 2016 SCALE: 1" = 30'-0"

DESIGN: _____ DWG. NO. _____

DRAWN: _____ CHECKED: _____

SHEET NO. _____ OF _____

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