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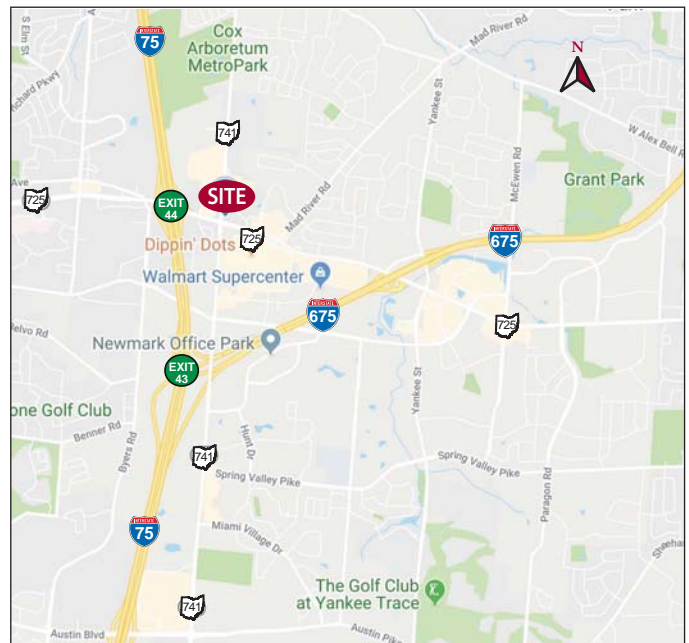
REALTY SERVICES, LTD.

FOR LEASE 14 N. SPRINGBORO PIKE

Miami Township, Ohio 45449



- **4,250 SF RETAIL SPACE FOR LEASE** in Miami Township just 1/4 mile east of I-75 at the SR 725/Centerville/Dayton Mall exit (Exit 44)
- **PRIME LOCATION ON THE NORTHEAST CORNER OF THE SR 741/SR 725 INTERSECTION**, one of the most highly traveled in the Dayton market
- **CO-TENANCY WITH BP FUEL STATION & CONVENIENCE STORE**
- **EXTREMELY HIGH VISIBILITY** with over 42,400 vehicles per day on SR 725 and over 22,700 vehicles per day on SR 741
- **PYLON SIGNAGE AVAILABLE ON SR 741**
- **STRONG DEMOGRAPHICS** and central to a dense population base
- **EXCELLENT I-75 HIGHWAY ACCESS AND CONVENIENT TO/FROM** Springboro Pike/SR 741, Miamisburg Centerville Rd./SR 725 and I-675
- **CONTACT JOHN ORR AT 937.910.0851** for more information



2018 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	5,818	67,302	137,505
TOTAL EMPLOYEES	13,774	44,035	89,558
HH INCOME	\$58,677	\$77,852	\$86,266

WELCOME TO THE REGION WE KNOW

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

