



OBENER

REALTY SERVICES, LTD.

FOR LEASE

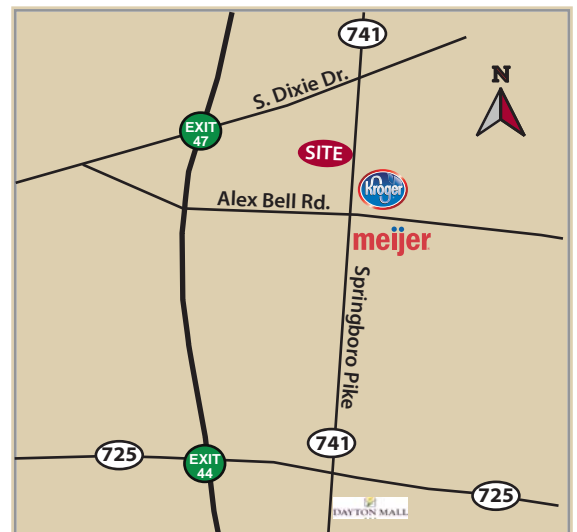
5097 - 5111 SPRINGBORO PIKE (SR 741)

West Carrollton, Ohio 45439



- **8,000 SF PRIME RETAIL SPACE FOR LEASE**
- **IDEAL LOCATION** on Springboro Pike/SR 741 just south of the Dayton Mall commercial district on one of the most established retail corridors in the Dayton market
- **EXCELLENT VISIBILITY** on Springboro Pike offering drive-by traffic of over 26,200 cars per day
- **CLOSE PROXIMITY (1/2 MILE)** to Kroger & Meijer
- **CENTRAL TO DENSE POPULATION BASE** with almost 160,000 residents in a 5-mile radius
- **PROMINENT PYLON SIGNAGE** available on Springboro Pike
- **CALL JOHN ORR AT 937-910-0851 for more information**

20176 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	8,960	49,720	160,160
TOTAL EMPLOYEES	3,904	34,124	129,343
HH INCOME	\$60,471	\$74,693	\$70,309



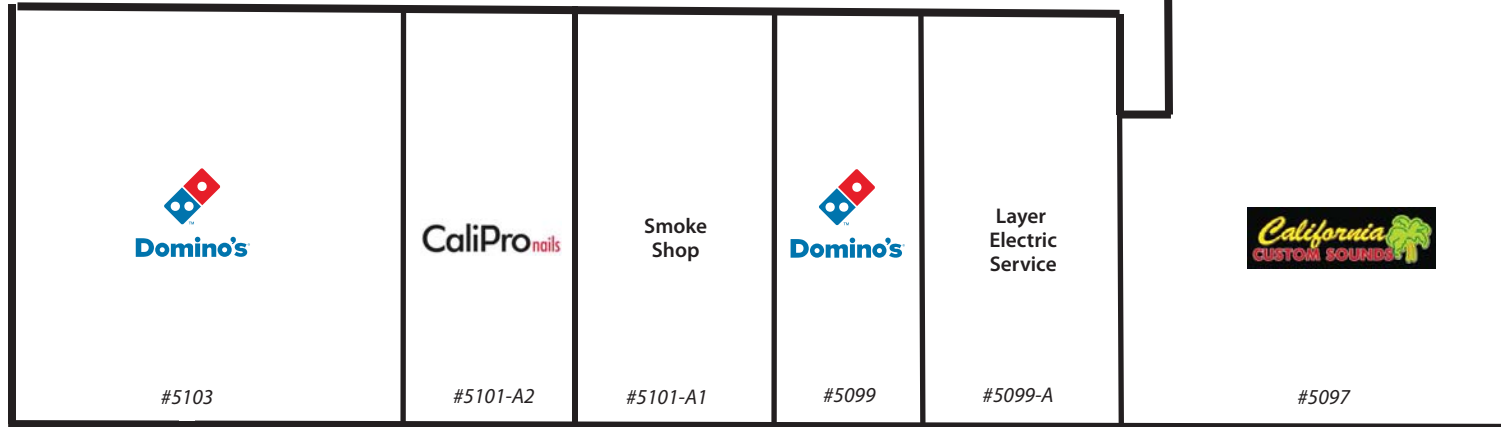
WELCOME TO THE REGION WE KNOW

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SPRINGBORO PIKE

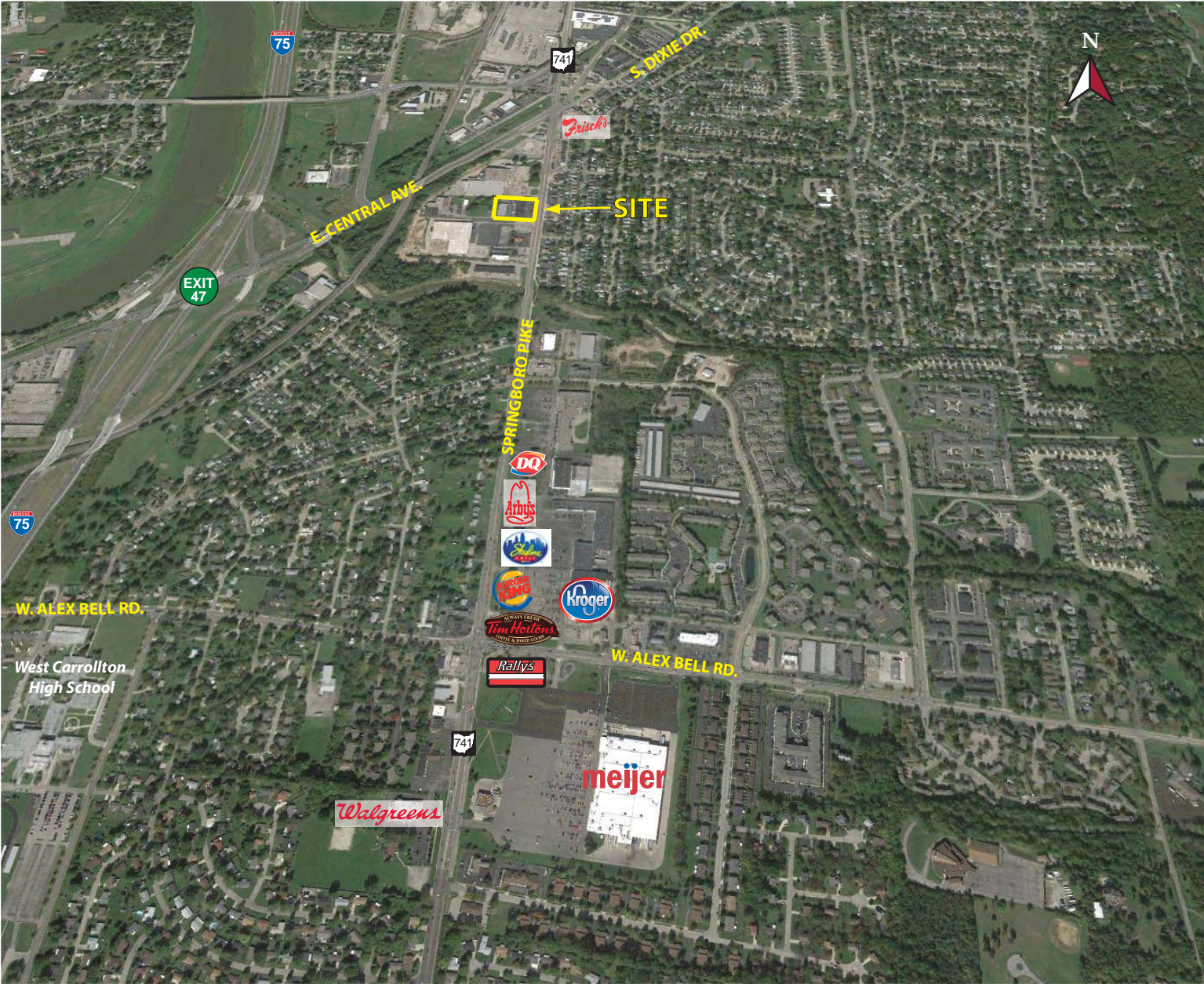
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