



# OBERER

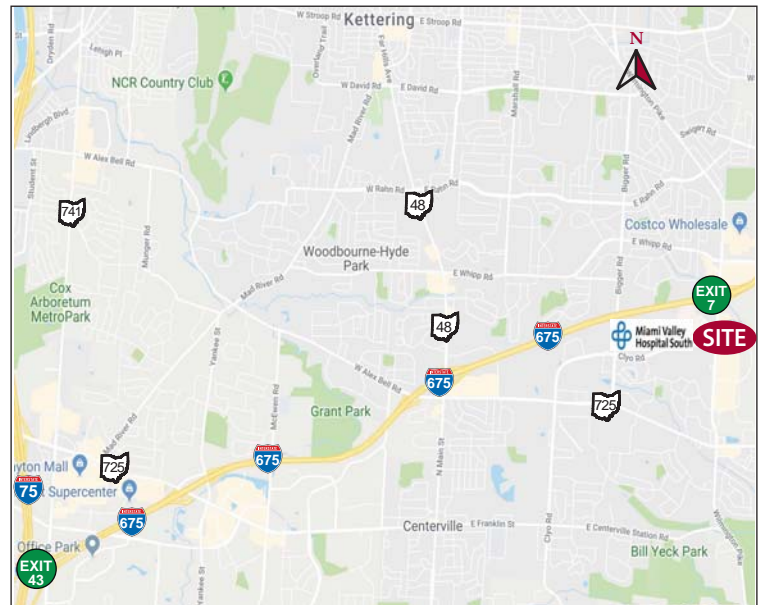
REALTY SERVICES, LTD.

## FOR LEASE - WALMART ANCHORED CENTER SUGARCREEK PLAZA II

Centerville, Ohio 45459



- 960 SF AVAILABLE IMMEDIATELY + 1,080 SF & 3,146 SF AVAILABLE IN MAY in Walmart-anchored shopping center in Centerville/Bellbrook
- IDEAL LOCATION on the Wilmington Pike major retail corridor just south of the I-675 interchange (Exit 7)
- STRONG NATIONAL, REGIONAL & LOCAL TENANT MIX
- HIGHLY VISIBLE CENTER on Wilmington Pike providing drive-by traffic of over 22,000 vehicles per day
- WILMINGTON PIKE PYLON & CLYO ROAD MONUMENT SIGNAGE
- CLOSE PROXIMITY to Kroger, Kohls, Lowes, Sugarcreek Health Center and Miami Valley Hospital South & new Sinclair College south campus
- STRONG DEMOGRAPHICS with high household incomes
- CONTACT DANIELLE KUEHNLE at 937.910.0851 for more information



2018 DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	49,605	125,366	238,654
TOTAL EMPLOYEES	29,892	69,930	131,306
HH INCOME	\$89,442	\$91,512	\$86,975

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937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • [www.oberer.com/commercial](http://www.oberer.com/commercial)

# FOR LEASE

## SUGARCREEK PLAZA II

Centerville, Ohio 45459

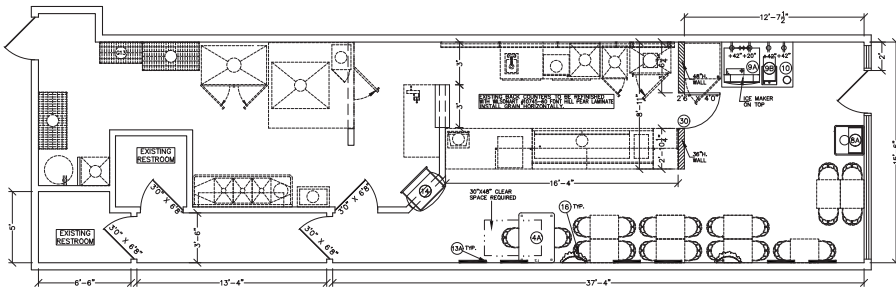


- 1. #6204A Elsa's Mexican Restaurant (4,058 SF)
- 2. #6204B Dollar Tree (3,442 SF)
- 3, 4, 5. #6208 Dollar Tree (8,500 SF)
- 6. #6210 Buffalo Wild Wings (6,300 SF)
- 7. #6212 T Mobile (2,000 SF)
- 8. #6214 AVAILABLE (960 SF)

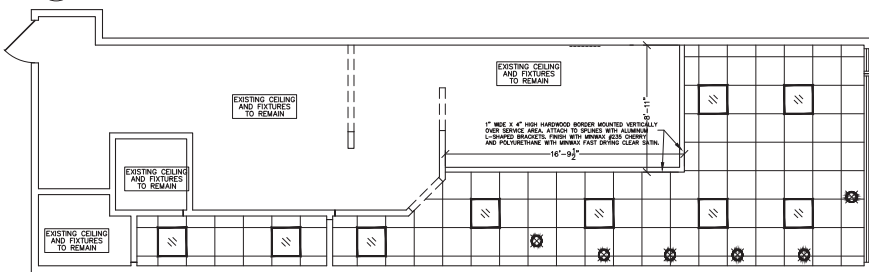
- 9. #6216 AVAILABLE MAY, 2019 (1,080 SF)
- 10. #6218 Taylor's Nails (960 SF)
- 11. #6220A Sally Beauty Supply (1,845 SF)
- 12. #6220B AVAILABLE MAY, 2019 (3,146 SF)
- 13. #6220C PNC Bank (3,587 SF)
- 14. #6220D PetValue (5,088 SF)

- 15. #6224 America's Best Eyewear (3,200 SF)
- 16. #6226 Game Stop (2,125 SF)
- 17. #6228 Dayton VR (2,950 SF)
- 18. #6244 Walmart (203,735 SF)
- 19. #6250 Aldi Foods (14,860 SF)
- 20. #6254 Staples (24,049 SF)

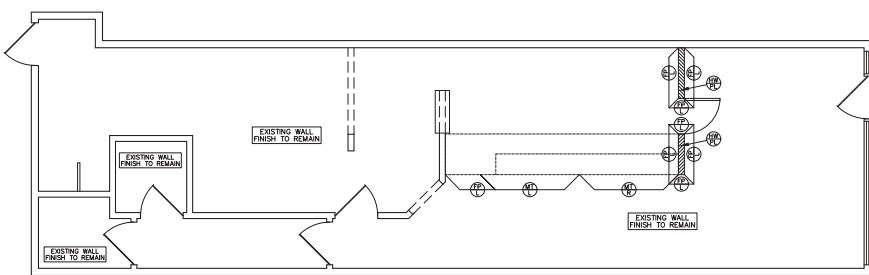
WELCOME TO THE REGION WE KNOW



**1 FURNITURE AND EQUIPMENT AND DIMENSION PLAN**  
SCALE: 1/4" = 1'



**2 REFLECTED CEILING AND LIGHTING PLAN**  
SCALE: 1/4" = 1'



**3 WALL FINISH PLAN**  
SCALE: 1/4" = 1'

#	ITEM	MANUFACTURER	ORDER NO.	QTY	DESCRIPTION
<b>CUSTOMER AREA</b>					
1	48" x 30" TABLE	PLYMOUTH	DAI	1	1 30" HIGH W/ (3) VERTICAL TABLE LEG AT EACH OF THE 4 CORNERS. LOZEN ZEPHYR LAMINATE (#4844).
2	SALAD BAR	PLYMOUTH	DAI	1	(1) 120" x 24" SINGLE HOLE TRASH BOX. BLACK DUKE TOX TRASH RECEPTACLE W/ DIRT HILL PEAR LAMINATE FINISH.
3	BAR/SODA FOUNTAIN	CORNELIUS	DAI	1	DEDICATED 115V, 20 AMP DUPLEX OUTLET (NEMA 5-20R) W/IN 3 FEET, 3 INCH OR LARGER FLOOR DRAIN W/IN 3 FEET (EQUIPMENT INSTALLED BY COKE).
4	DRINK DISPENSER	BEAN-O-MATIC CORP.	DAI	1	DEDICATED 120V, 15 AMP DUPLEX OUTLET (NEMA 5-15P) W/IN 3 FEET. PLUMBING 20-80 PSI MODEL. SUPPLIED WITH 1/2" MALE FLARE FITTING. MIN. TOPW. WATER FLOW. (DIKE/KENNE DESTINATION QW/DUKE MANUFACTURING)
5	14" CHIP RACK	FRYS-LAY	DAI	1	(1) 120" W x 24" D x 18" H CURVE DISPLAY. THROUGH LOCAL USE.
6	16" WALL PLANT	GRACE DESIGNS	DAI	2	2 WALL HUNG SILK PLANT. MOUNTING BRACKET TO BE HUNG 15" BELOW THE TOP OF THE UPPER DECORATIVE MOLDING (REFER TO TUSCANY II BACK-UP SHEET #1)
<b>SERVICE AREA</b>					
7	30" COUNTER ENTRANCE	DUKE MANUFACTURING	DAI	1	SELF-CLOSING, PREFRAMED & PREFINISHED OR SEE BACK-UP SHEETS FOR CONSTRUCTION SPECS. FONT HILL PEAR LAMINATE FINISH. INSTALLED BY G.C.

CEILING & LIGHTING LEGEND						
OPTIONAL PAINTED CEILING FOR CUSTOMER AREA ONLY. TILES AND SPLINES MUST BE PAINTED THE SAME COLOR IF DROP CEILING IS USED.						
BLONDE PAINT (SHERWIN WILLIAMS RSW 6128)						
WHEAT GRASS PAINT (SHERWIN WILLIAMS RSW 6408)						
SYMBOL	DESCRIPTION	MANUF.	SUPPLY	ORDER PART	NO.	NOTES
⊞	2'x2' RECESSED LED LIGHT	LIGHTOLIER	SPECIALTY LIGHTING GROUP	DAI	9	RECESSED 36W LED LIGHT FIXTURE.
□	ACoustICAL DROP-IN	G.C.	G.C.	G.C.	6	2' x 2' DROP-IN PANEL.
⊙	AMBER PENDANT LIGHT (LARGE)	TRK TO TRK	SPECIALTY LIGHTING GROUP	DAI	6	LARGE SUSPENDED PENDANT FIXTURE. USES (1) A19 LED, 3W, 2850K. PENDANT LIGHTS ARE PLACED AROUND THE PERIMETER OF THE RESTAURANT AND SHOULD BE INSTALLED AT A HEIGHT OF 6'-4" (198.1cm) FROM THE FLOOR TO THE BOTTOM OF THE FIXTURE. (A TRIPROOF STICK KIT IS AVAILABLE THROUGH SPECIALTY LIGHTING FOR USE WITH HIGH CEILING). RECOMMEND INSTALLING CUSTOMER SEATING BEFORE PENDANT LIGHTS TO ALLOW FOR PRECISE PLACEMENT OF FIXTURES OVER TABLE TOPS.

WALL FINISH LEGEND (TUSCANY II DECOR)						
*SEE TUSCANY II BACK-UP SHEET #1 OF 2 AND #2 OF 2 FOR PROPER INSTALLATION OF WALLFINISHES IN CUSTOMER AND SERVICE AREAS.						
(SEE TUSCANY SUPPLEMENTAL TILE BACK-UP SHEET WHEN APPLICABLE)						
SYMBOL	DESCRIPTION	MANUFACTURER	SUPPLY	INST.	NOTES	
⊞	CABINET/WALL LAMINATE	WILSONART	G.C.	G.C.	FONT-HILL PEAR (#10745-60) - INSTALL GRAIN HORIZONTALLY	
⊞	MOSAIC TILE (RIGHT)	VACUFORM/WILSONART	D.A.I.	G.C.	GRAPHIC IMAGES (SEE TUSCANY II BACK-UP SHEET FOR DETAILS AND OPTIONS) WITH WILSONART #10745-60 FONTHILL PEAR BORDER AND 4" LIGHTED PURSE RAIL.	
⊞	MOSAIC TILE (LEFT)	VACUFORM/WILSONART	D.A.I.	G.C.	GRAPHIC IMAGES (SEE TUSCANY II BACK-UP SHEET FOR DETAILS AND OPTIONS) WITH WILSONART #10745-60 FONTHILL PEAR BORDER AND 4" LIGHTED PURSE RAIL.	
⊞	WALL CAPS	G.C.	G.C.	G.C.	OPTION 1: HARDWOOD PLANK (STAINED MINWAX #235 CHERRY AND POLYURETHANED WITH MINWAX FAST DRYING CLEAR SATIN). OPTION 2: CHIPPED CHOCOLATE (DUKE) SOLID SURFACE.	

NOTE: ALL WOOD INTERIOR DOORS, UPPER & LOWER MOLDING & CROWN MOLDING TO BE STAINED WITH MINWAX #235 CHERRY AND POLYURETHANED W/ MINWAX FAST DRYING CLEAR SATIN.

NOTE: ALL VENEER PAINT MUST BE REPLACED WITH SHERWIN WILLIAMS BLONDE SW-6128.

NOTE: PREFINISHED AND PREFRAMED COUNTER ENTRANCE IS AVAILABLE THROUGH PLYMOUTH OR GLUE 2 PIECES OF 5/8" (1.6cm) PARTICLE BOARD TOGETHER. SEE DECOR BACK-UP SHEET #1 FOR FINISH OPTIONS.

TUSCANY II DECOR CALCULATIONS		DECOR HEIGHT: 10'
THE SUBWAY STORE DESIGN DEPARTMENT WILL NOT ACCEPT RESPONSIBILITY FOR ANY INACCURACIES. THE CALCULATIONS PROVIDED BELOW MUST BE VERIFIED BY THE G.C. AND FRANCHISEE OWNER BEFORE ANY ORDER FOR THESE MATERIALS IS ACCEPTED AND PLACED.		
QUANTITIES	CALCULATION WORKSHEET	
( 2 ) 4" x 12" SHEETS FONT-HILL PEAR LAMINATE	TOTAL	
( 2 ) HALF-WALLS	FP/L + 10% DIVIDED BY 12	
( 0 ) SOFFIT		
( 0 ) CUSTOM BUILT CABINETS	FP/L + 10% DIVIDED BY 12	
( 2 ) 12" (MOLDING STRIPS	(FP/L ON 36" HIGH WALLS X 2) + (FP/L ON 48" HIGH WALLS X 3) + 5X DIVIDED BY 12	
( 1 ) RIGHT ( 1 ) LEFT VEGETABLE MOSAIC TILE		
FONT-HILL PEAR LAMINATE AND ALUMINUM T-MOLDING, WHEN AFFIXED DIRECTLY TO DUKE FRONT COUNTER, ARE SHIPPED READY TO INSTALL BY DUKE MANUFACTURING.		

SYMBOL LEGEND	
⊞	120V DUPLEX OUTLET
⊞	220V SINGLE OUTLET
⊞	PHONE JACK
⊞	JUNCTION BOX
⊞	TRIM/ROSETTE
⊞	ELECTRIC PANEL
F.A.M.	FLOOR MOUNTED
C.M.	CEILING MOUNTED
⊞	FLOOR DRAIN
⊞	FLOOR SINK

**REMODEL (T-1 TO T-2)**

**GENERAL NOTES:**

- CEILING HEIGHT IS 10'-0"
- ELECTRICAL OUTLET HEIGHTS MEASURED TO BOTTOM OF BOX.
- ONE ELECTRICAL JUNCTION BOX TO BE LOCATED IN CEILING.
- REMOVE EACH WINDOW.
- CUNG MODEL SW-PLUS WATER FILTRATION SYSTEM IS REQUIRED IN ALL NEW STORES THAT OPENERS BEVERAGES. THE RECOMMENDED PLACEMENT FOR INSTALLATION IS MOUNTED TO SODA STRIP RACK BY COCA-COLA. SECONDARY PLACEMENT OPTION IS MOUNTED ON THE BACKROOM WALL. THIRD INSTALLATION OPTION IS MOUNTING INSIDE THE FRONT REVERSE COUNTER WHEN SPACE LIMITATIONS OCCUR. REQUIRED: 1/2" INCOMING WATER LINE FEED WITH 1/2" BALL VALVE SHUTOFF AND 1/2" FIBER CONNECTION.
- MINIMUM 110 VOLTS, 20 AMP ELECTRICAL SERVICE TO SUPPORT THE CARBONATOR AND WATER BOOSTER (MUST BE DEDICATED CIRCUIT).
- SMARTTIVE STAND (MFR. DISPLAY-BOX) REQUIRED IN CUSTOMER AREA AT POINT OF ORDER (ORDERED PLACEMENT).
- 21 3/4" x 13 1/8" BASE 36" (WITHOUT HEADER) OVERALL HEIGHT. SECONDARY CHIP RACK IS REQUIRED IN THE CUSTOMER AREA. THE TWO AVAILABLE OPTIONS ARE: BASKET STYLE CHIP RACK AT THE POINT OF ORDER (PREFERRED PLACEMENT) OR PURSE RAIL MOUNTED CHIP RACK (MOUNTED ON TOP OF THE PURSE RAIL).
- EXIT LIGHTS INSTALLED BY G.C. PER LOCAL CODE.
- EMERGENCY LIGHTS INSTALLED BY G.C. PER LOCAL CODE.
- EXTINGUISHERS, SMOKE AND FIRE DETECTION SYSTEMS INSTALLED BY G.C. PER LOCAL CODE.
- LABOR & MATERIAL SUPPLIED BY G.C. UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS TO BE VERIFIED BY G.C. ON SITE.
- DECOR SPECIFICATIONS ARE TO SUBWAY'S "TUSCANY II" SCHEME.
- EXISTING FLOOR FINISH TO REMAIN.

REVISIONS	BY	DATE

STORE MUST BE CONSTRUCTED AS DESCRIBED IN THESE RACK PLANS SUBJECT TO FEDERAL, STATE AND LOCAL LAWS. RECEPT IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH ALL LAWS. IF MODIFICATIONS ARE NECESSARY, PLEASE CONTACT THE FINE STORE DESIGN DEPARTMENT FOR WRITTEN APPROVAL OF THE REQUIRED CHANGES.

THIS DRAWING IS FORWARDED BY FIN ON BEHALF OF DUKOR ASSOCIATES INC. FIN DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. FIN IS NOT A LICENSED ARCHITECT OR ENGINEER. PROFESSIONAL ENGINEERING SERVICES SHALL BE PROVIDED BY AN INDIVIDUAL OR FIRM LICENSED IN THE STATE OF OHIO. ANY CHANGES MUST BE APPROVED BY FIN.

THE GENERAL CONTRACTOR AND FIN CONTRACTOR SHALL MAKE HIS OWN MEASUREMENTS AND MEASUREMENTS FROM LOCAL TOOLS. FIN IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. FIN CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. FIN CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. FIN CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.

LOCATION:  
**STORE # 6772**  
6214 WILMINGTON PIKE.  
DAYTON, OHIO

FRANCHISEE:  
**ALPESH PATEL**

DEVELOPMENT AGENT:  
**SCHROEDER / HUMPHRIES**

DATE: DEC. 16, 2013  
DESIGNED BY: RUSSELL RUMFORD  
DRAWN BY: R.S.R. REVIEWED BY: R.S.R.  
SCALE: 1/4" = 1'-0"

SHEET #:  
**1 OF 1**