



OBERER

REALTY SERVICES, LTD.

AVAILABLE E. WHIPP RD. AT WILMINGTON PIKE

Centerville, Ohio 45440



- **1.16 AC LOT FOR DEVELOPMENT** just off Wilmington Pike in Centerville
- **ZONED O-S OFFICE SERVICE DISTRICT**
- **ALL UTILITIES AVAILABLE ON SITE**
- **EXCELLENT ACCESS** - just 1/4 mile from full I-675 interchange
- **LOCATED ACROSS FROM CORNERSTONE OF CENTERVILLE**, a new 125-acre Costco, Cabela's & Kroger-anchored development offering retail, restaurant & hotel amenities
- **JUST 1/2 MILE NORTH OF MIAMI VALLEY HOSPITAL SOUTH**, the fastest growing of Premier Health's properties in southwest Ohio and currently undergoing a 170,000 SF expansion which will bring the hospital to 750,000 SF in size with 107 beds and over 450 employees. MVH South offers a 24-hour emergency care center which treats over 30,000 patients annually, orthopedic care, maternity care, a surgery center, a comprehensive cancer center and a 68,000 SF medical office building.
- **CALL 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

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