



OBERER

REALTY SERVICES, LTD.

THE
FLATS
AT
South Park

FOR LEASE THE FLATS AT SOUTH PARK Dayton, OH 45409



- **NEW CONSTRUCTION** - 10,500 SF retail/office space (60' bays) for first quarter 2018 delivery
- **FOUR STORY BUILDING ON WARREN STREET** adjacent to Miami Valley Hospital featuring ground level commercial space and three stories of residential apartments (43 units)
- **DOWNTOWN DAYTON'S NEWEST URBAN REVITALIZATION PROJECT** comprised of a nine acre residential and retail/commercial development positioned to serve as a central link between Miami Valley Hospital, The University of Dayton, the Central Business District and the Historic South Park neighborhood
- **IDEAL FOR RETAIL OR OFFICE USERS**
- **GREAT VISIBILITY** with direct frontage on Warren Street
- **STRONG DEMOGRAPHICS** with exceptionally high daytime populations



2017 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	12,410	98,968	221,576
TOTAL EMPLOYEES	37,603	90,351	155,809

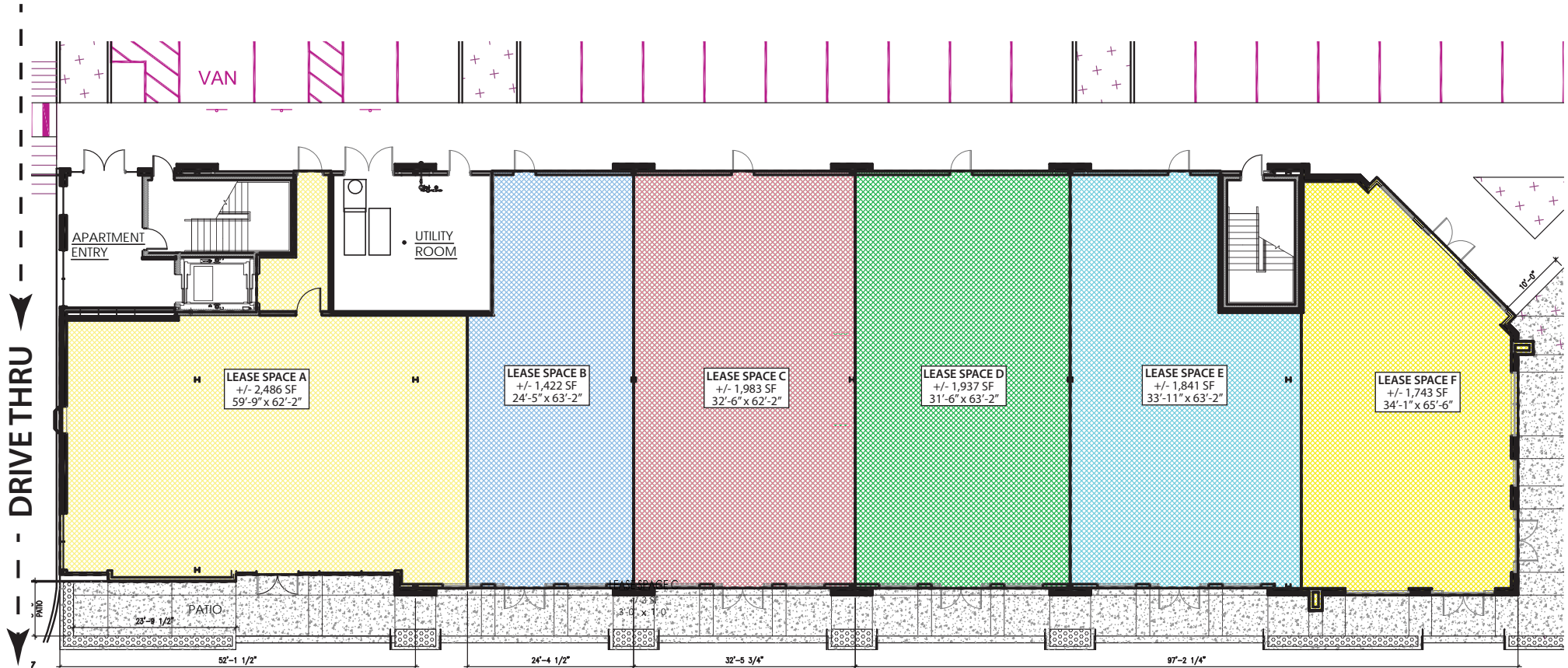
**CALL CHRIS CONLEY OR DANIELLE KUEHNLE
at 937-910-0851 for more information**

WELCOME TO THE REGION WE KNOW

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LEASING PLAN



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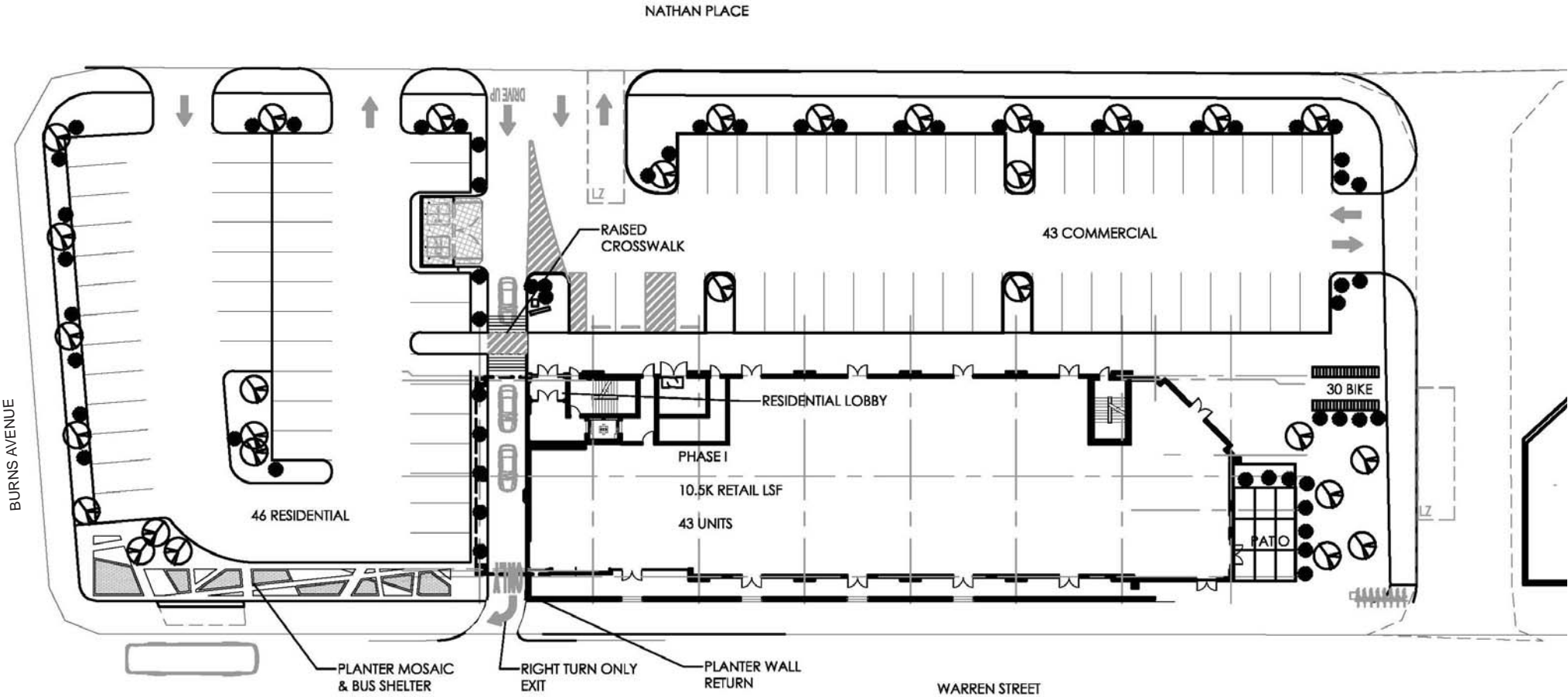
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SITE PLAN



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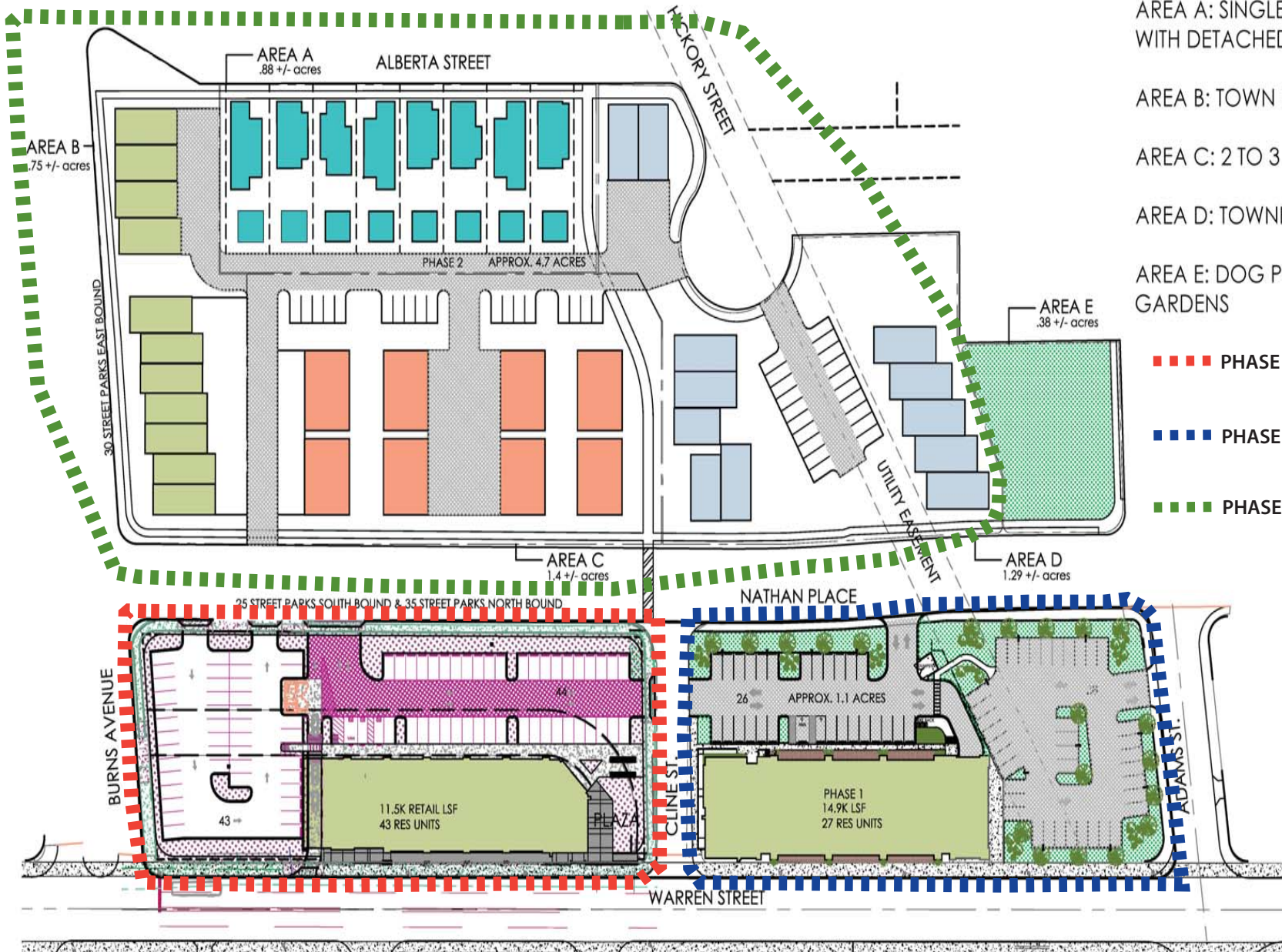
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CONCEPTUAL PLAN



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AREA A: SINGLE FAMILY STYLE HOUSE WITH DETACHED GARAGE

AREA B: TOWN HOUSE STYLE

AREA C: 2 TO 3 STORY FLATS STYLE

AREA D: TOWNHOUSES OR FLATS

AREA E: DOG PARK AND COMMUNITY GARDENS

■ ■ ■ PHASE 1: 10,500 SF Commercial + 43 Apartment Units

■ ■ ■ PHASE 2: 27 Condominiums

■ ■ ■ PHASE 3: 50 - 60 Condominiums

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