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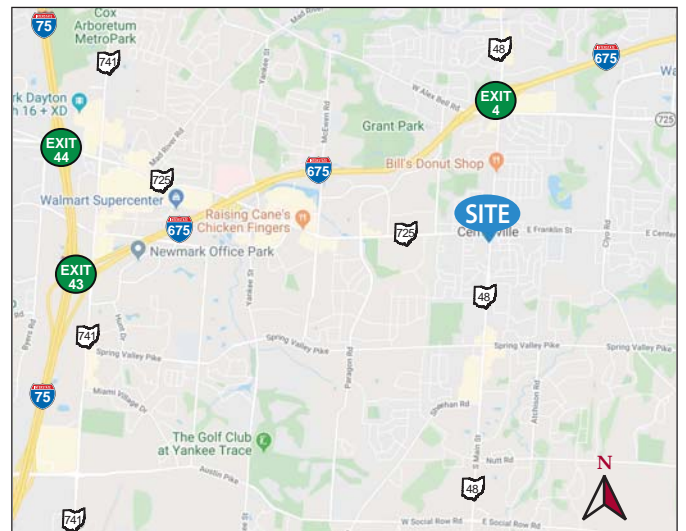
REALTY SERVICES, LTD.

FOR LEASE INDEPENDENCE SQUARE

51 - 69 S. Main Street
Centerville, Ohio 45459



- 2,135 +/- SF FIRST FLOOR RETAIL/OFFICE SPACE (Units 51A & 53A combined)
- 600, 638 & 665 +/- SF SECOND FLOOR OFFICE SPACES
- HIGH PROFILE LOCATION ON THE SR 48 MAJOR THOROUGHFARE in the heart of historic downtown Centerville's upscale business district
- EXCELLENT VISIBILITY with direct frontage on SR 48 providing over 24,900 vehicles per day
- FIRST FLOOR WELL-SUITED FOR RETAIL OR PROFESSIONAL OFFICE
- CONVENIENT ACCESS TO/FROM SR 48, SR 725, I-675
- STRONG DEMOGRAPHICS with high household incomes



2019 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	8,956	58,413	145,679
TOTAL EMPLOYEES	6,315	36,698	79,458
HH INCOME	\$75,324	\$101,892	\$96,416

**CONTACT JOHN ORR 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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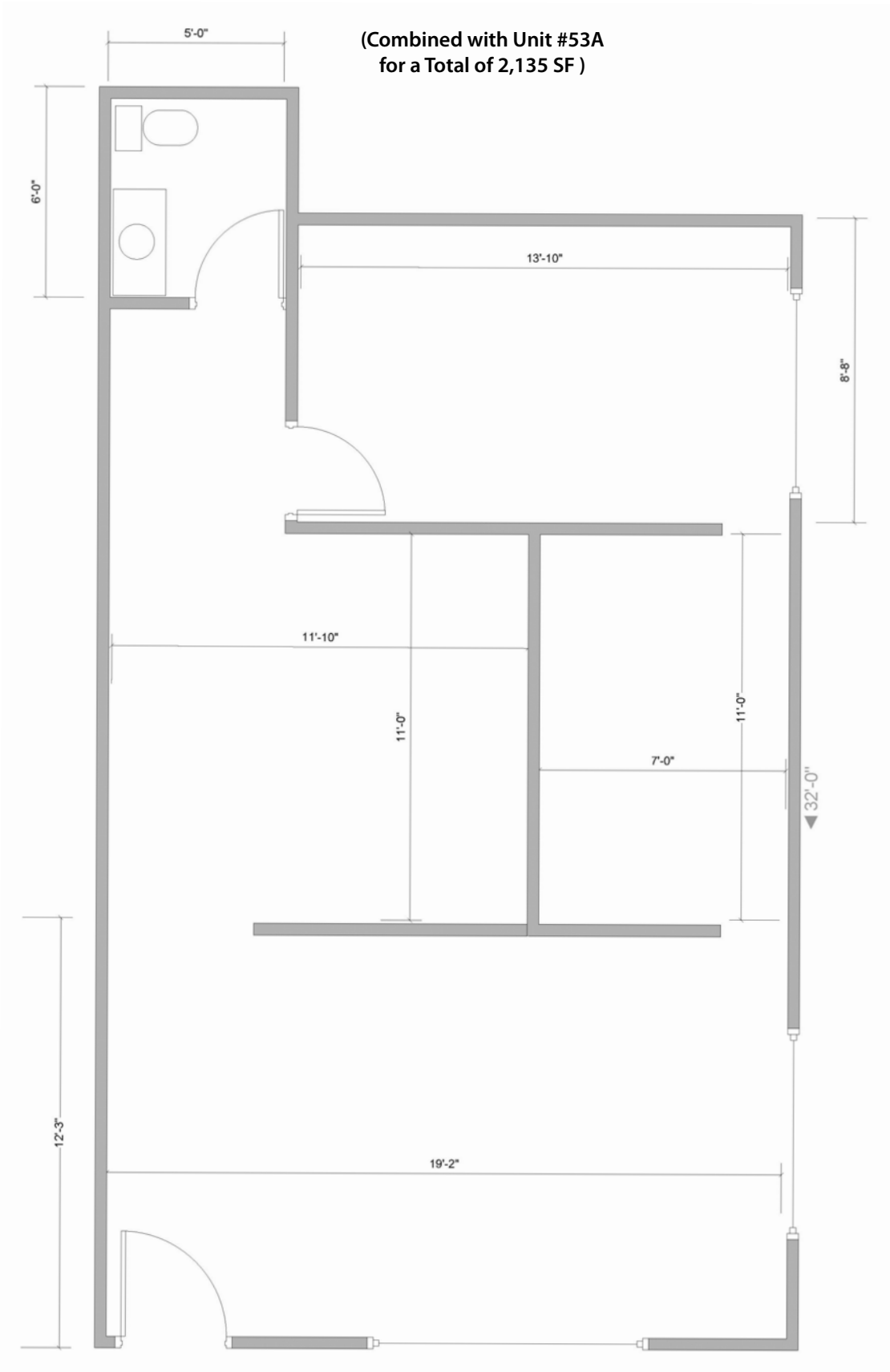
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UNIT #51 A: 735 SF



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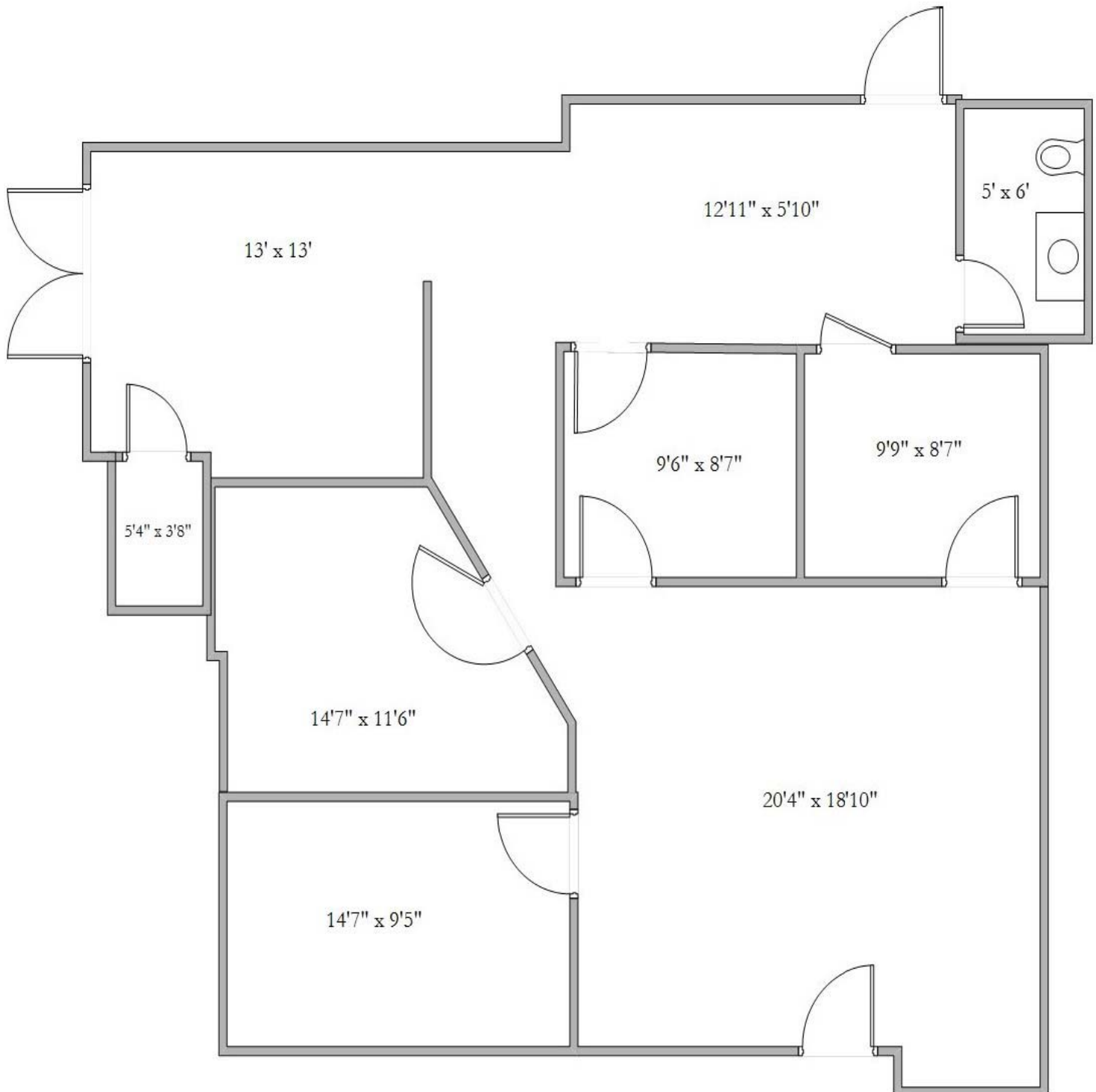
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UNIT #53 A: 1,400 SF

(Combined with Unit #51A
for a Total of 2,135 SF)



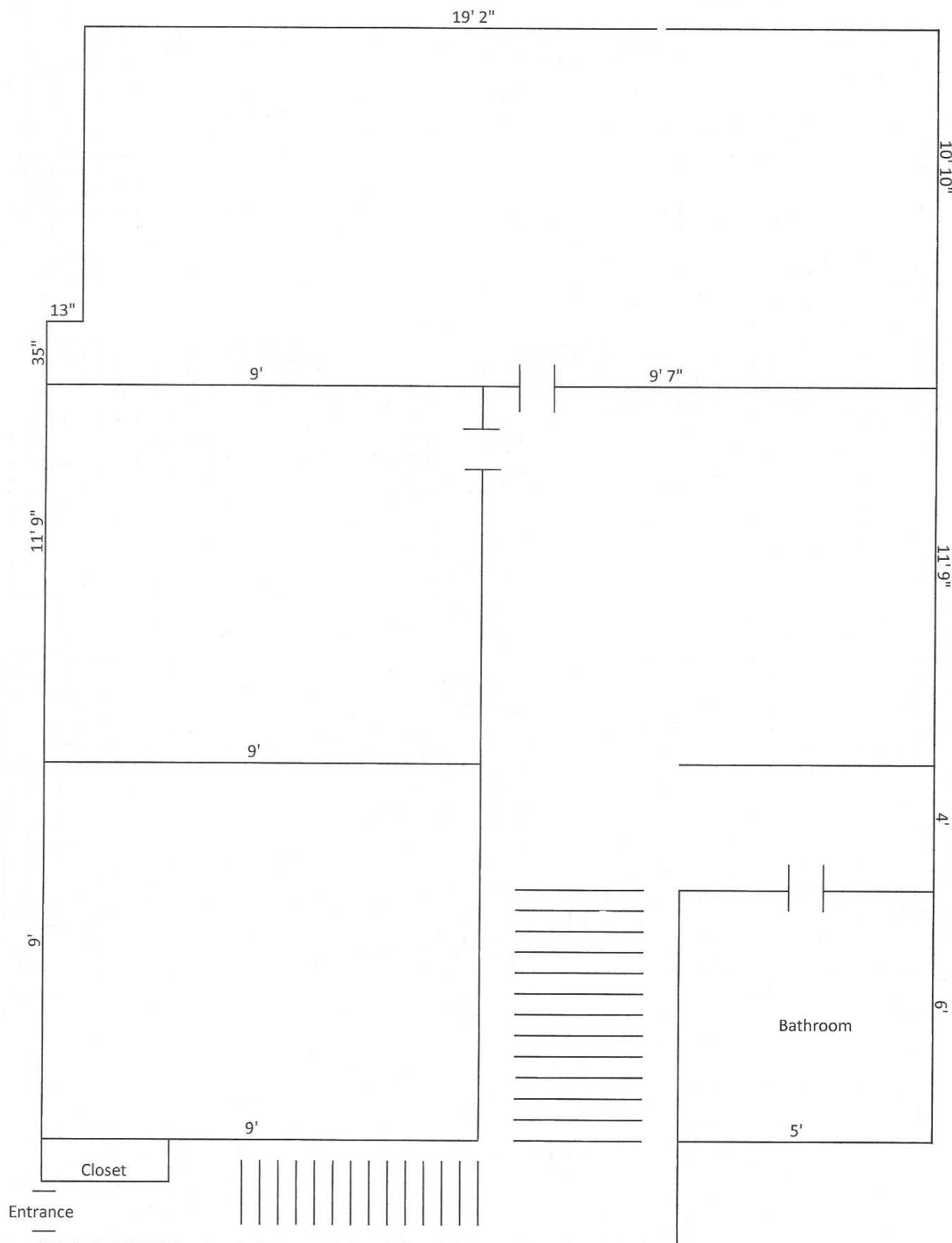
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UNIT #51 B
665 SF



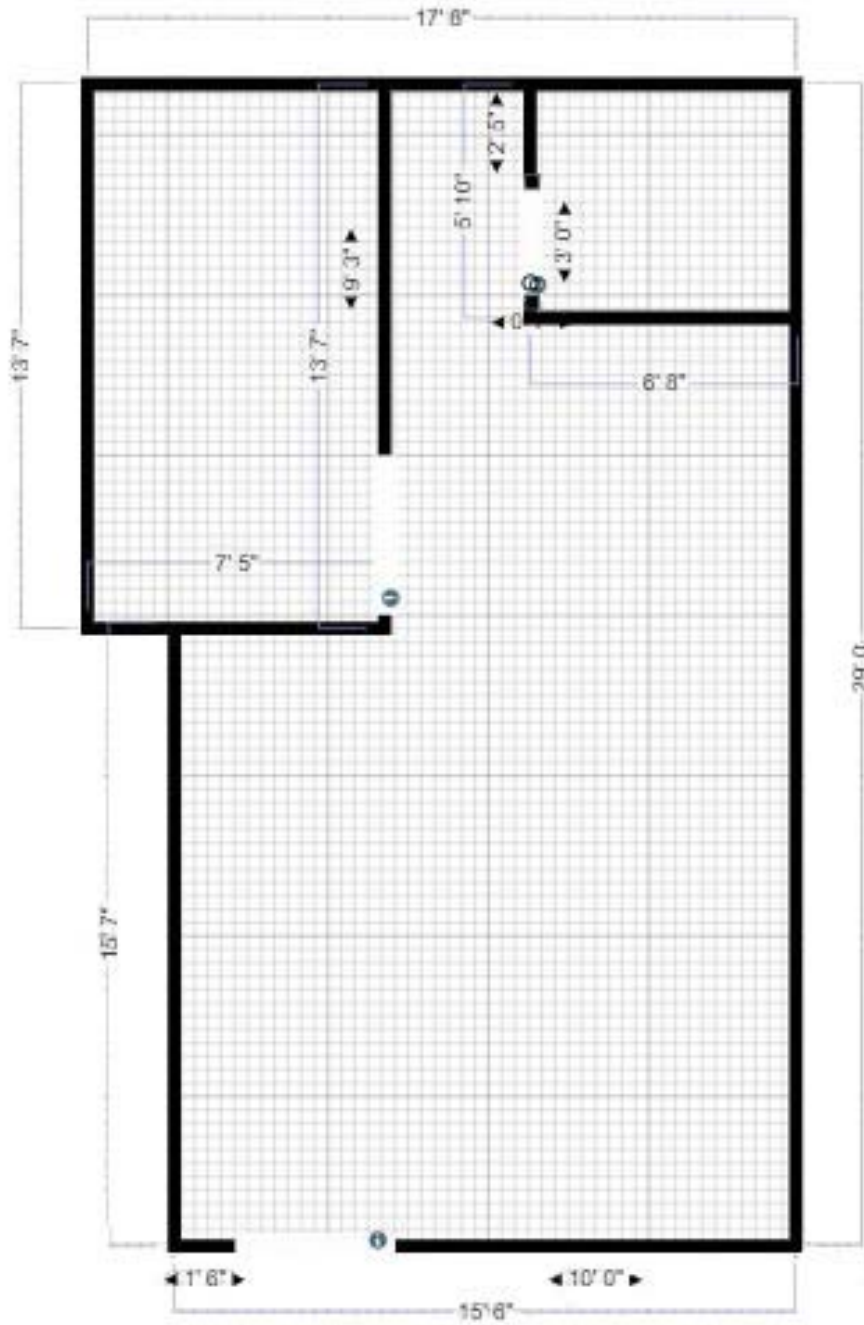
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UNIT #59 B
600 SF



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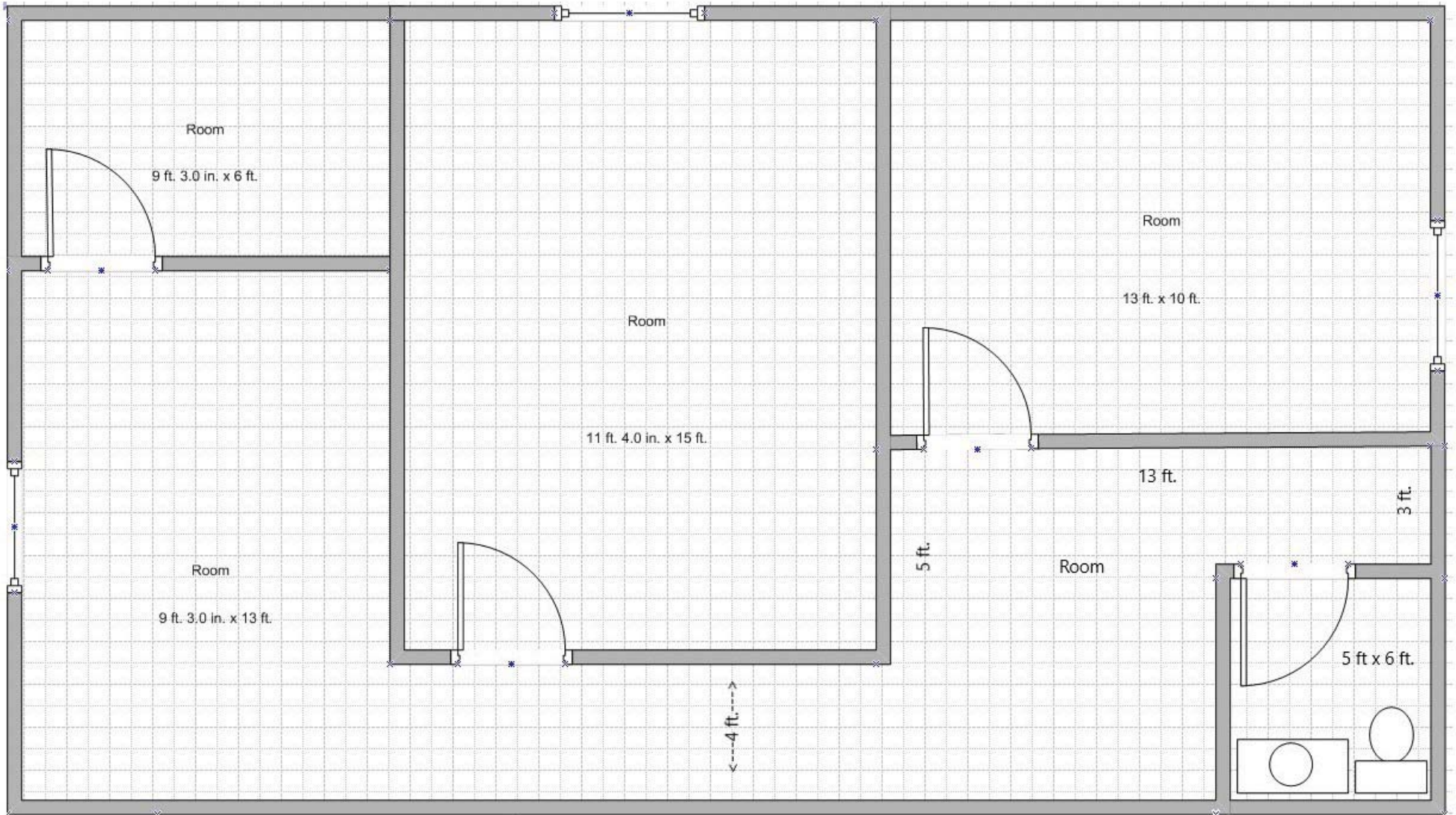
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UNIT #63 B
638 SF

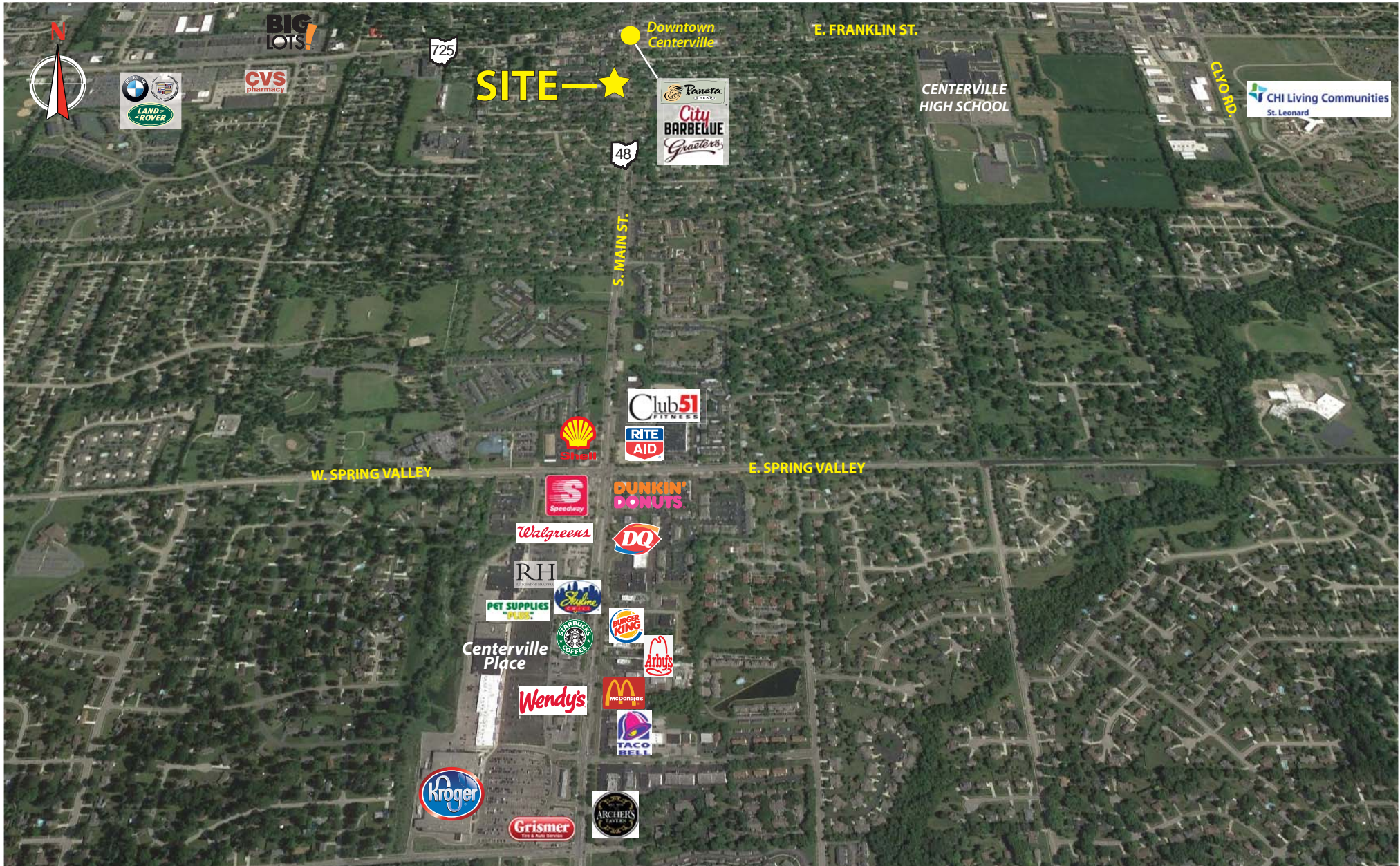


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