



OBERER

REALTY SERVICES, LTD.

FOR SALE 9400 SPRINGBORO PIKE Miami Township, Ohio 45342



- 8,500 +/- SF FREESTANDING RESTAURANT WITH PATIO situated on 1.62 acres
- 297 MAXIMUM SEATING CAPACITY
- 107 DEDICATED PARKING SPACES
- FF & E IN PLACE
- INTERIOR RENOVATIONS COMPLETED EARLY 2017 - Built in 2007
- PRIME SOUTH DAYTON LOCATION ON SR 741 less than 1 mile north of the I-75/Austin Blvd. interchange (Exit 41) and just south of the Dayton Mall
- LOCATED WITHIN THE EXCHANGE AT SPRING VALLEY, one of south Dayton's premier mixed use developments
- HIGH VISIBILITY with direct frontage on SR 741 providing over 25,700 CPD
- SIGNALIZED ACCESS TO/FROM SR 741
- STRONG DEMOGRAPHICS & DAYTIME POPULATIONS provided by LexisNexis, Newmark Business Centre, South Tech Business Park and Austin Landing



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

2016 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	8,859	54,832	135,106
HH INCOME	\$69,357	\$79,657	\$81,820
TOTAL EMPLOYEES	5,796	39,252	81,355

WELCOME TO THE REGION WE KNOW

937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com/commercial

FOR SALE

9400 SPRINGBORO PIKE

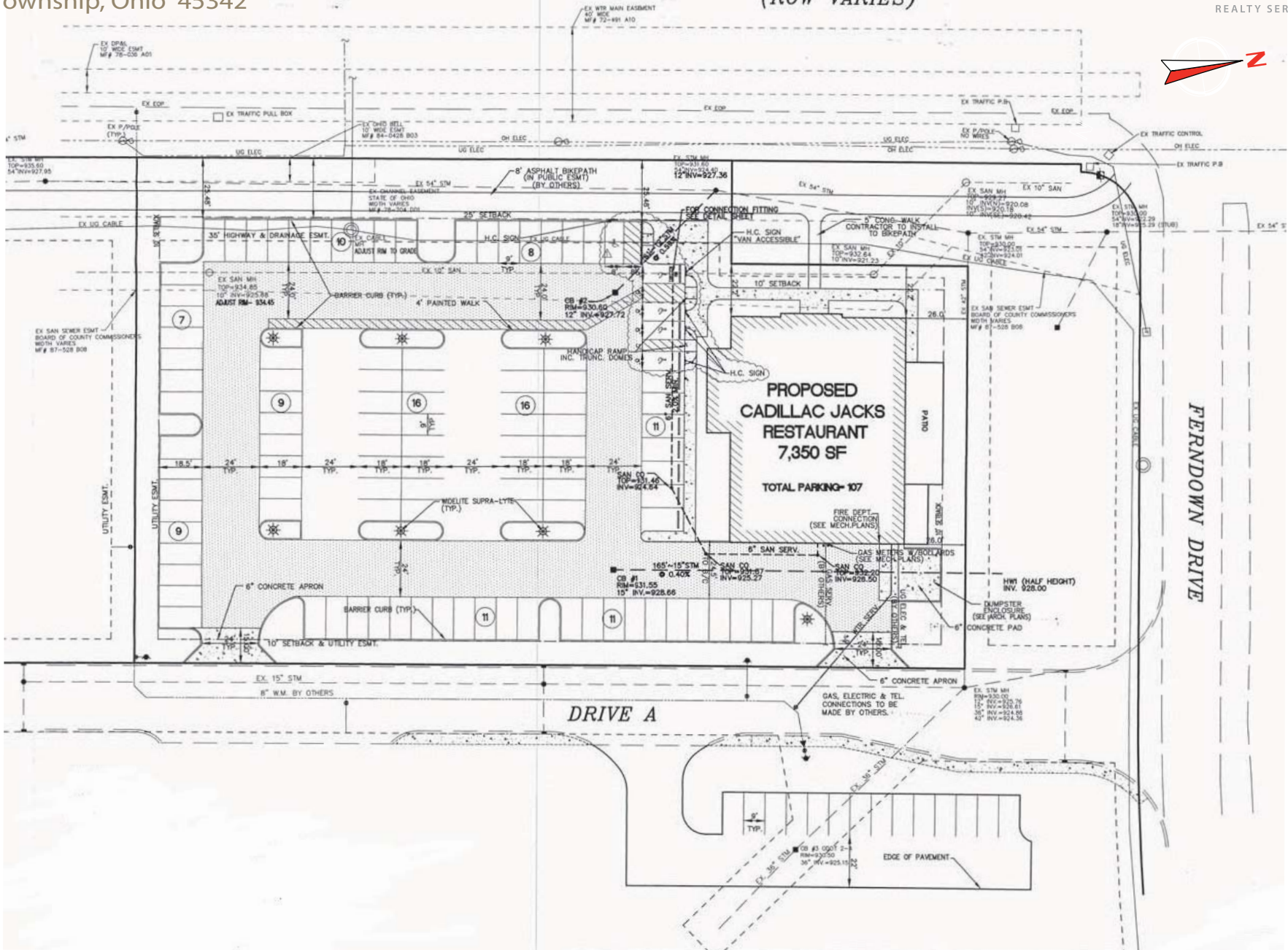
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C S.R.741
(ROW VARIES)



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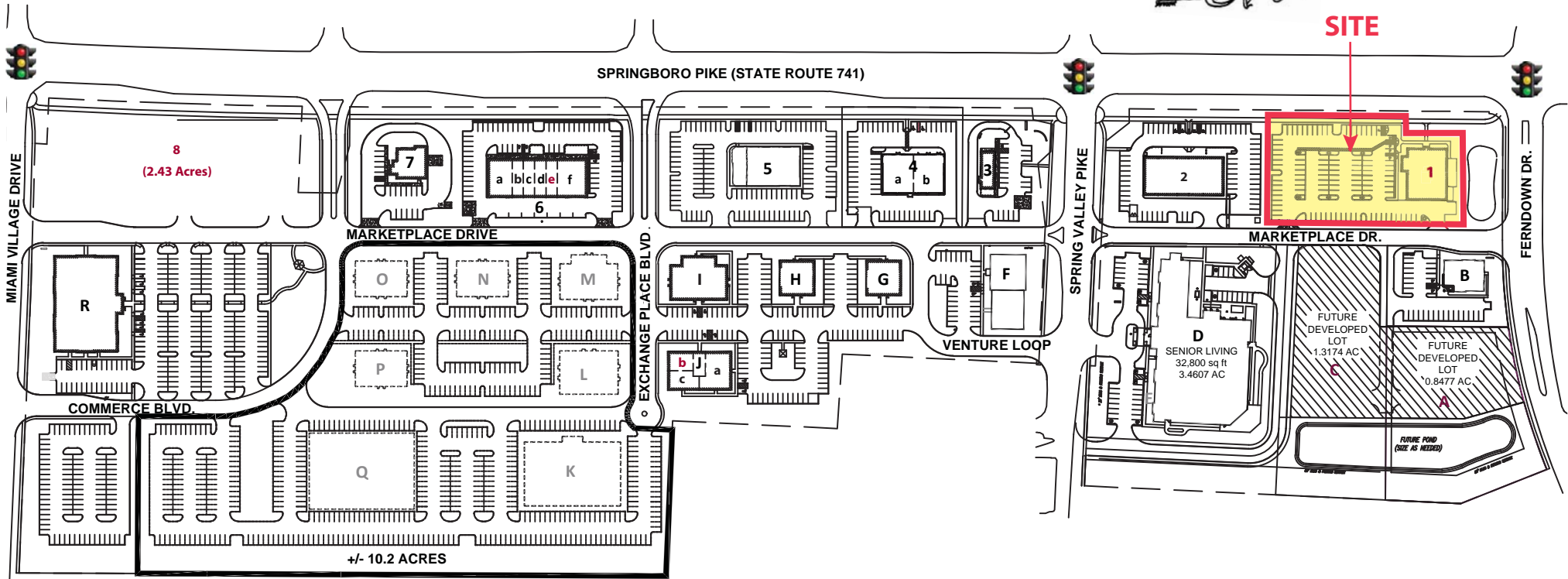
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FLOOR & EQUIPMENT PLAN (BEFORE REMODEL)



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OFFICE SPACE

- A. **AVAILABLE**
- B. Smiles at The Exchange (4,001 SF)
- C. **AVAILABLE**
- D. River Oaks Senior Care (32,800 SF)
- F. Dr. Striebel, DAerotek
- G. Aerotek (4,149 SF)
- H. Mike Ledbetter, Attorney (4,149 SF)
- I. Direct Energy (7,756 SF)
- J. 2955 Exchange Place Blvd.
 - a. Direct Energy (3,917 SF)
 - b. **AVAILABLE (1,385 SF)**
 - c. ICA (2,505 SF)
- K. Future Office (40,000 SF - 2 story)
- L. Future Office (16,000 SF - 2 story)
- M. Future Office (8,000 SF)
- N. Future Office (6,000 SF)
- O. Future Office (6,000 SF)
- P. Future Office (6,000 SF)
- Q. Future Office (51,500 SF - 2 story)
- R. 2835 Miami Village Professional Building (40,384 SF)

OUTLOTS & RETAIL SPACE

- 1. **AVAILABLE (8,500 SF on 1.62 AC)**
- 2. Spring Valley Retail Center (10,000 SF)
- 3. Starbucks (0.71 AC)
- 4. Shoppes II at The Exchange
 - a. Massage Envy (4,000 SF)
 - b. Salons at The Exchange (3,990 SF)
- 5. Milano's (1.58 AC)
- 6. Shoppes at The Exchange
 - a. Charles Schwab (2,800 SF)
 - b. Subway (1,400 SF)
 - c. Galaxy Nail (1,080 SF)
 - d. India Rosi (1,728 SF)
 - e. **AVAILABLE (1,400 SF)**
 - f. Scrambler Marie's (4,130 SF)
- 7. Civista Bank (0.96 AC)
- 8. **AVAILABLE (2.43 AC)**



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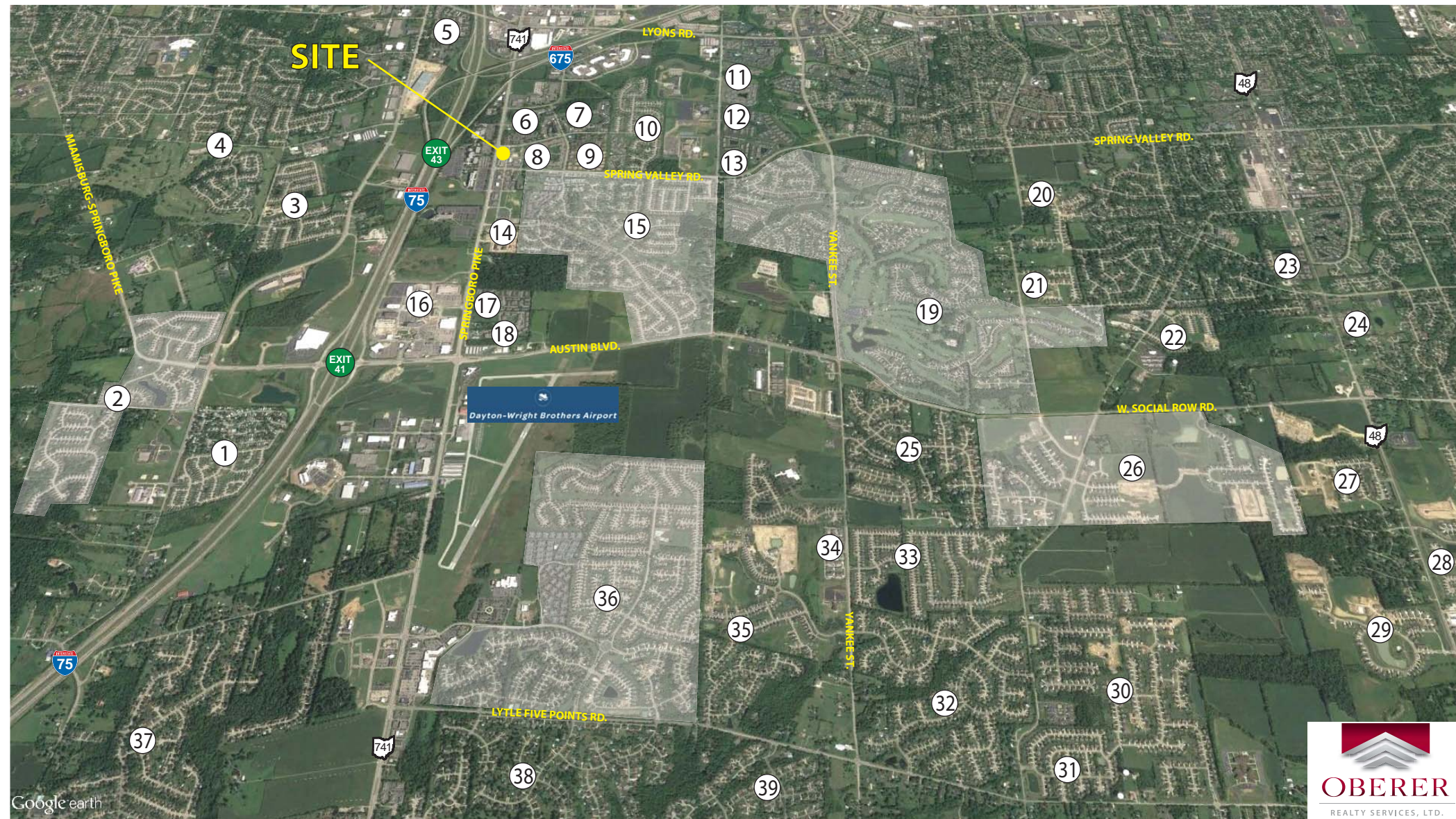
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SOUTH DAYTON HOUSING DEVELOPMENTS



- | | | | |
|------------------------------------|---------------------------------------|-------------------------------------------|-----------------------------------------------|
| 1. Oakwood Village - 509 | 11. Washington Place - 336 | 21. Paragon Place - 76 | 31. Summit Point - 84 |
| 2. Crains Run - 402 | 12. Waterstone - 288 | 22. Somerset - 127 | 32. Brookside - 373 |
| 3. Sidney's Bend | 13. Twin Lakes/Twin Lakes West - 195 | 23. Edinburgh Village - 80 | 33. Laurel Glen - 172 |
| 4. Pipestone - 1,500 | 14. Austin Park - 226 | 24. Scarborough Village - 56 | 34. The Falls - 135 constructed, 305 proposed |
| 5. Autumn Woods - 382 | 15. Villages of Miami - 440 | 25. Waterbury Woods/Ashbury Meadows - 200 | 35. The Springs - 469 |
| 6. Hunter's Chase - 292 | 16. The Flats at Austin Landing - 274 | 26. Washington Trace - 727 | 36. Settler's Walk - 1,298 |
| 7. Hidden Lakes - 360 | 17. Covey Run - 138 | 27. Weathersotne Estates - 93 | 37. Royal Springs/Tamarack - 665 |
| 8. The Club at Spring Valley - 336 | 18. Austin Springs - 204 | 28. Winding Creek - 746 | 38. Woodland Greens - 252 |
| 9. The Conifers - 168 | 19. Yankee Trace - 1,100 | 29. Soraya Farms - 379 | 39. Greenleaf Village - 238 |
| 10. Heritage Glen - 247 | 20. Estates of Paragon - 24 | 30. Glenridge - 241 | |