



OBERER

REALTY SERVICES, LTD.

AVAILABLE THE VILLAGE AT CORNERSTONE

Centerville, OH 45440



- 1,400 - 10,000 SF INLINE OR FREE-STANDING retail & restaurant space available
- PAD SITES AVAILABLE
- WELL SUITED FOR RETAIL, RESTAURANT AND ENTERTAINMENT USES
- LOCATED WITHIN A NEW 125-ACRE COSTCO, CABELA'S & KROGER ANCHORED mixed use development accomodating retail, restaurant and hotel users as well as professional , medical, and corporate office users
- STRATEGIC LOCATION in southeast Dayton at I-675 & Wilmington Pike offering convenient access to/from Dayton's most desirable demographics of Centerville/Washington Twp., Kettering, Oakwood, Beavercreek and Bellbrook/Sugarcreek Twp.
- IDEALLY SITUATED on a strong, well-established retail corridor
- HIGH VISIBILITY with direct frontage on Wilmington Pike providing over 31,000 vehicles per day
- CONVENIENT ACCESS PROVIDED BY multiple signalized access points
- A 40 ACRE RESIDENTIAL COMPONENT will provide 300 housing units and a 19 acre senior living community
- JUST 1/2 MILE NORTH OF I-675 AND MIAMI VALLEY HOSPITAL SOUTH, a 440,000 SF hospital and medical complex with over 450 employees
- CALL CHRIS CONLEY OR DANIELLE KUEHNLE at 937-910-0851 for more information

2017 DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	57,495	134,885	257,640
HH INCOME	\$85,079	\$86,395	\$81,688
TOTAL EMPLOYEES	31,768	74,558	140,840



WELCOME TO THE REGION WE KNOW

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

THE VILLAGE AT CORNERSTONE (PHASE 3)

Centerville, OH 45440



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2 Home2 Suites by Hilton

3 AVAILABLE (1.5 AC)

4 CoreLife Eatery

5 CORNERSTONE SHOPS III
• MOD Pizza
• Zoup
• Firehouse Subs
• First Watch Café

20 THE VILLAGE (+/- 6.3 AC)

CORNERSTONE OF CENTERVILLE

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