



# CENTERVILLE SHOPPING CENTER - FOR LEASE

890 S. MAIN ST, CENTERVILLE, OH 45458



## PREPARED BY

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## PROPERTY SUMMARY

Address	890 South Main Street
Location	Centerville Ohio Northern Dayton
Market	Dayton
County	Montgomery
Zoning	Commercial
Land Use	Retail, Office, Medical
Signage	20 SF Monument Sign
Parking Space	450+ Spaces
Area Retailers	Kroger, Fifth Third, CVS, Panera, Wendy's, Chipotle

## SALES & LEASING SUMMARY

Lease Rate:	\$12/SF
Lease Rate:	NNN \$3.80/SF (OPEX)



Space	Tenant	Sq. Ft.
A	Club 51 / 937 Crossfit	46,897
B	Available	3300
C	Cova Med Spa	3850
D	State Liquor	6149
E	El Toro	4827
F	Available	3200
G	Available	4500
H	Dollar General	7402
I	Auto Zone	7608
J	Loose Ends Brewery	9800
<b>Total Sq. Ft.</b>		<b>96,633</b>
<b>Site Legend</b>		
<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Available	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Monument Sign	
<span style="display:inline-block; width:15px; height:15px; background-color:white; border:1px solid black;"></span> Leased	<span style="display:inline-block; width:15px; height:15px; border:1px dashed red;"></span> Separate Parcel	
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Hallway		
470 Parking Spaces Available		
5 Ingress/Egress Points		



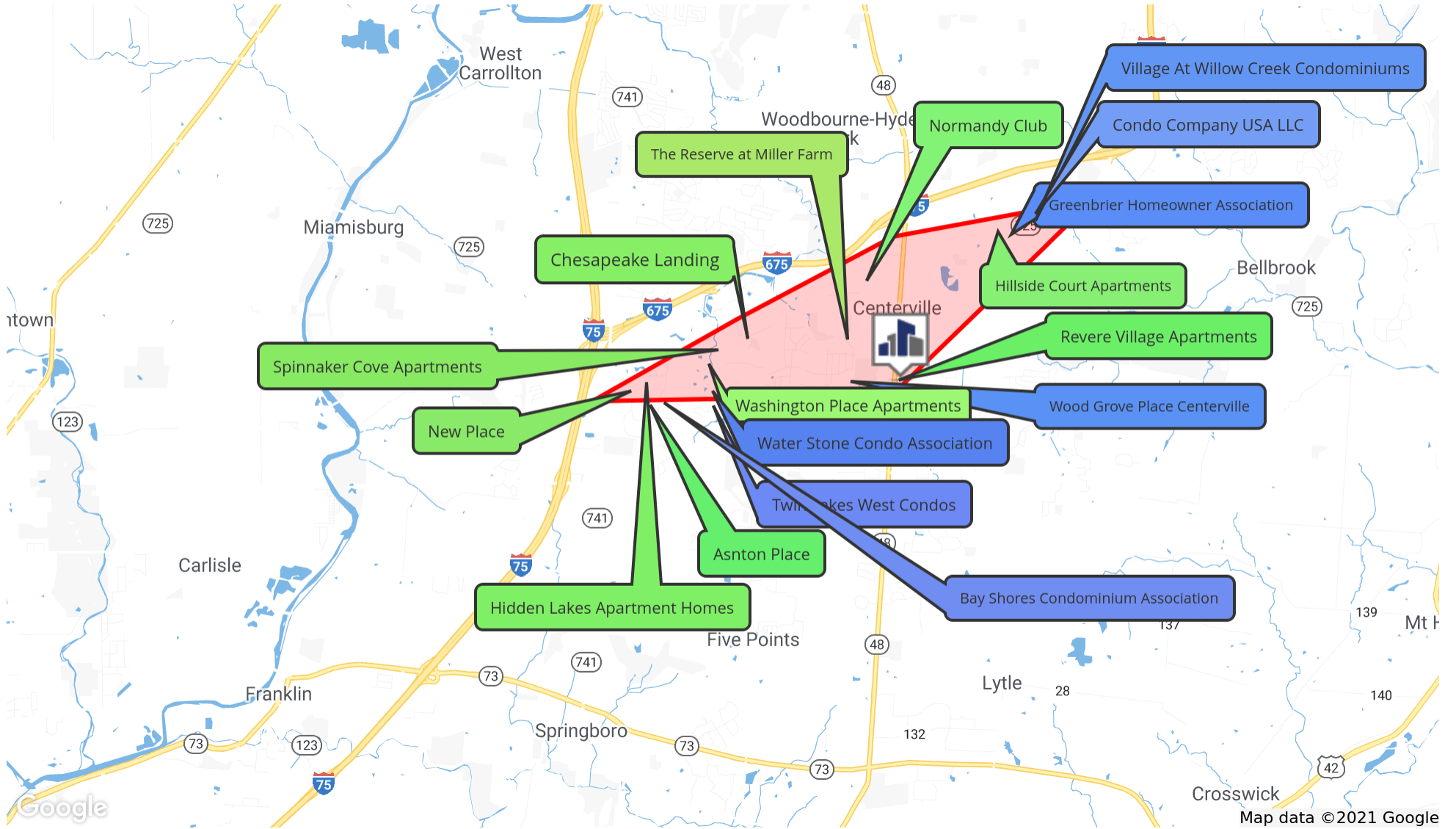
Disclaimer: This site plan is for general information purposes only and not intended to constitute representations and warranties by Landlord as ownership of real property depicted herein or the identity or nature of occupants thereof.







// HOUSEHOLD MAP





# // DEMOGRAPHICS REPORT

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,006	49,880	124,456
Median age	40.0	42.8	41.9
Median age (Male)	40.2	42.4	41.1
Median age (Female)	39.5	43.5	42.9
Total households	3,010	20,684	51,649
Total persons per HH	2.3	2.4	2.4
Average HH income	\$78,280	\$87,680	\$85,479
Average house value	\$234,052	\$245,968	\$239,853
Total Population - White	6,013	43,792	109,361
% White	85.8%	87.8%	87.9%
Total Population - Black	346	2,119	5,799
% Black	4.9%	4.2%	4.7%
Total Population - Asian	256	2,030	5,007
% Asian	3.7%	4.1%	4.0%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	12	40	42
% American Indian	0.2%	0.1%	0.0%
Total Population - Other	227	641	1,576
% Other	3.2%	1.3%	1.3%
Total Population - Hispanic	139	1,154	2,947
% Hispanic	2.0%	2.3%	2.4%

\* Demographic data derived from 2010 US Census