



FOR LEASE

278 N. MAIN ST.
CENTERVILLE, OH 45459

Property Highlights

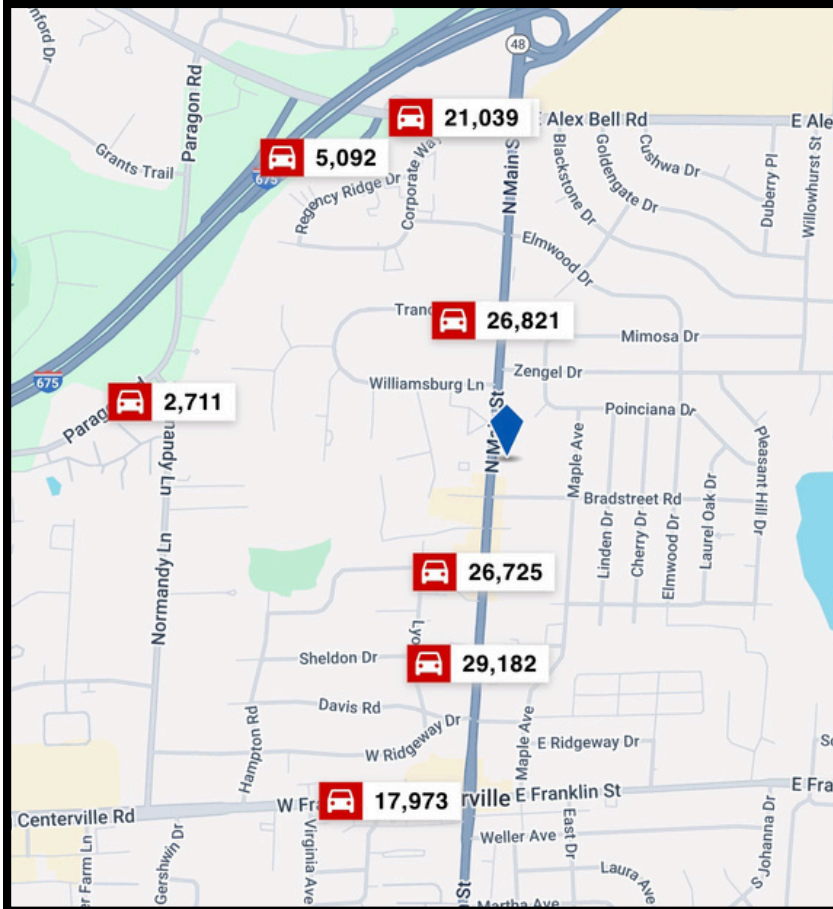
- 1,689 SF of Retail Space Available
- Freestanding, Single-Tenant Property situated in the heart of Centerville, OH's Uptown District
- Ideal for Office, Boutique Retail, Hair Salon, Nails, Yoga, Wellness, Weight Loss, Medical, and More
- Interior will be delivered in warm shell condition, ready for Tenant Build-Out
- Exterior updates include a New Roof, Glass/Windows, Exterior Facade, Patio, & More
- High Visibility Signage
- Rare Private Off-Street Parking

Property Highlights Continued...

- Base Rent includes taxes and building insurance
- Tenant is responsible for all utilities, internet, property landscaping, and snow/ice removal
- Listed lease rate plus proportional share of utilities
- Central Air and Heating
- High Ceilings & Open Floor Plan
- Basement
- Adjacent to famous Bill's Donut Shop!
- Signage & Visibility to 29,182 Cars Per Day
- Central to all things Centerville & Washington Twp



Traffic Counts



Demographics

Property Contacts >>

Recorded Owner Minck Real Estate Lc
 True Owner Elam Billy A
 Primary Leasing Glasshouse Realty Group LLC

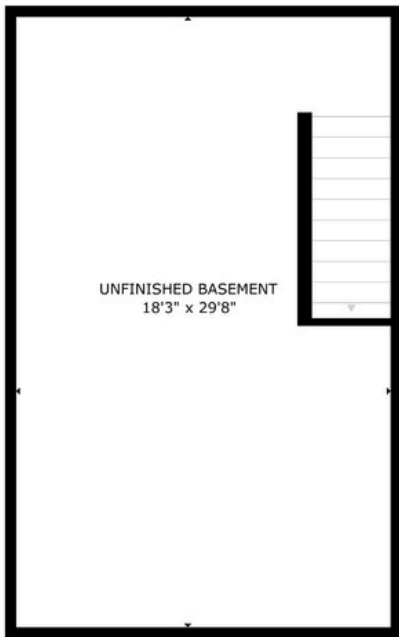
Demographics >>

	1 mile	3 miles
Population	7,026	61,644
Households	3,272	27,288
Median Age	41	44
Median HH Income	\$63,575	\$82,601
Daytime Employees	8,341	38,906
Population Growth '24 - '29	▼ -1.12%	▼ -1.59%
Household Growth '24 - '29	▼ -0.67%	▼ -1.53%

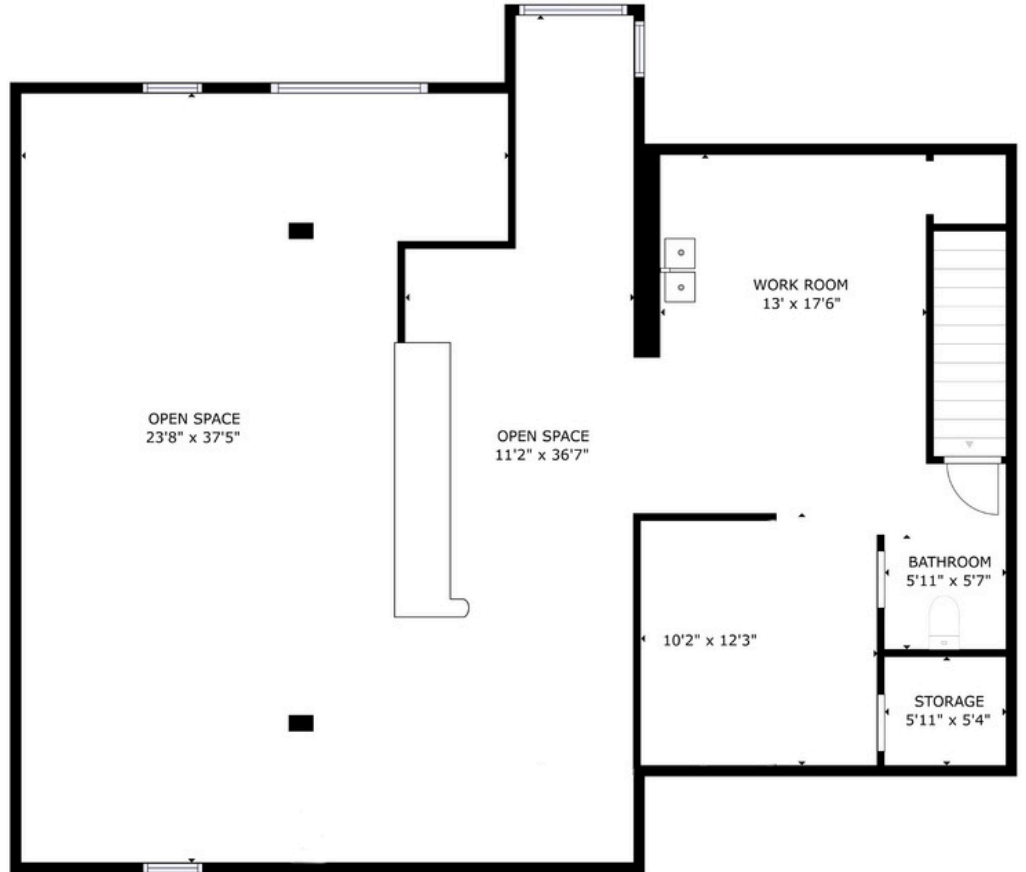
Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
N MAIN ST	Terrace Villa Dr W	23,695	2022	0.17 mi
SR 48;SR 725	Terrace Villa Dr	26,725	2025	0.17 mi
Far Hills Ave	Tranquil Tri N	26,821	2025	0.22 mi
Far Hills Ave	Iron Gate PkDr N	29,182	2025	0.32 mi
Normandy Ln	Paragon Rd NW	2,711	2025	0.53 mi
W Alex Bell Rd	Corporate Way W	21,092	2024	0.55 mi
ALEXANDERSVILLE...	Corporate Way W	20,391	2020	0.55 mi
West Alexandersvill...	Corporate Way W	21,039	2025	0.55 mi
RAMP FROM IR675 ...	W Alex Bell Rd N	5,092	2025	0.56 mi
W Franklin St	Westerfield Dr W	17,973	2025	0.56 mi

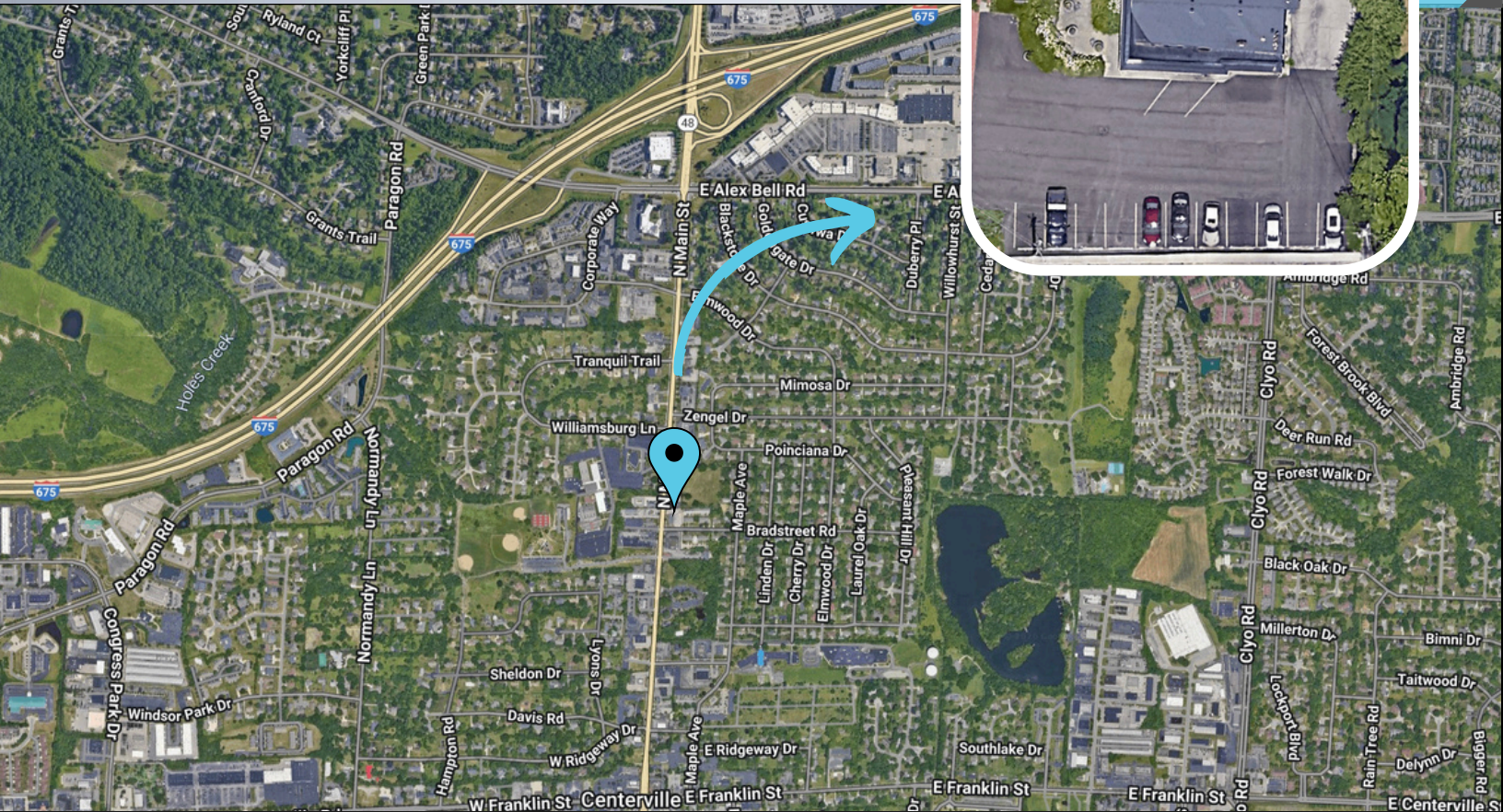
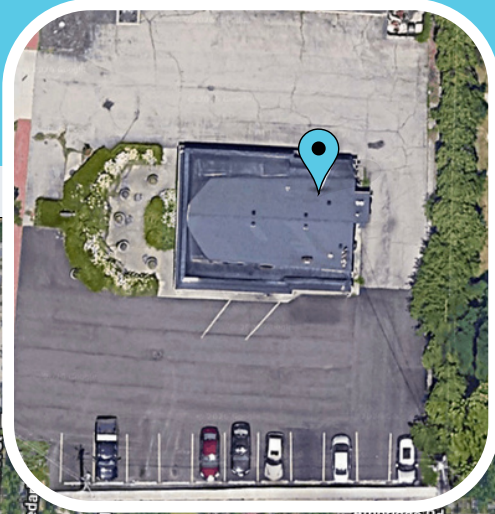
Made with TrafficMetrix® Products



Basement



FLOOR 1



**278 N. MAIN ST. | FOR
CENTERVILLE, OH 45459 | LEASE**

2024 DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

POPULATION

7,026

61,644

160,541

HOUSEHOLDS

3,272

27,288

69,251

HH INCOME

\$63,575

\$82,601

\$80,626



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