



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



**FOR LEASE!
CALL FOR PRICE**



**400 N. Main St.
Centerville, OH 45459**

3300 SF MEDICAL BUILDING FOR LEASE!

PROPERTY FEATURES:

- **One Level No Stairs**
- **4 Restrooms, Labs, Workstations, Larger Procedure Rooms**
- **3,300 SF Has Had Recent Renovations**
- **10+ Office/Exam Rooms**



**THE NIANOURIS
COMMERCIAL TEAM**

**-Commercial
-Investments
-Land**

David Nianouris
937-477-1106

DavidNianouris@HowardHanna.com



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



Fact Sheet

Address:	400 N. Main Street, Centerville, OH 45459
Price:	Call For Price
County:	Montgomery
City:	Centerville
Building Size:	7500 SF
Year Built:	1977
Zoning:	Office
Parking Spaces:	Level 50+ Car Parking
HVAC:	Multi Units - Zoned Systems
Electric:	3/200 Amp Single Phase Panels and 1 - 3 Phase Panel
Restrooms:	4
Taxes:	

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



**THE NIANOURIS
COMMERCIAL TEAM**

**-Commercial
-Investments
-Land**

David Nianouris
937-477-1106
DavidNianouris@HowardHanna.com



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



Property Description:

Positioned along one of the most recognizable corridors in Centerville, 400 N Main Street presents a prime opportunity for investors, owner-users, or developers seeking strong visibility and long-term upside. Located on North Main Street, the property benefits from consistent traffic counts, excellent accessibility, and close proximity to established residential neighborhoods and a growing commercial base. The site offers outstanding frontage along a highly traveled route, making it well-suited for medical, office, or mixed-use applications, while being surrounded by a mix of national retailers, local businesses, and ongoing development activity. With convenient access to major thoroughfares and just minutes from the center of Centerville, this location provides strong demographic support and continued growth potential, making it a compelling opportunity for those looking to establish a presence or reposition an asset in a thriving submarket.

INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



**THE NIANOURIS
COMMERCIAL TEAM**

**-Commercial
-Investments
-Land**

David Nianouris
937-477-1106
DavidNianouris@HowardHanna.com



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



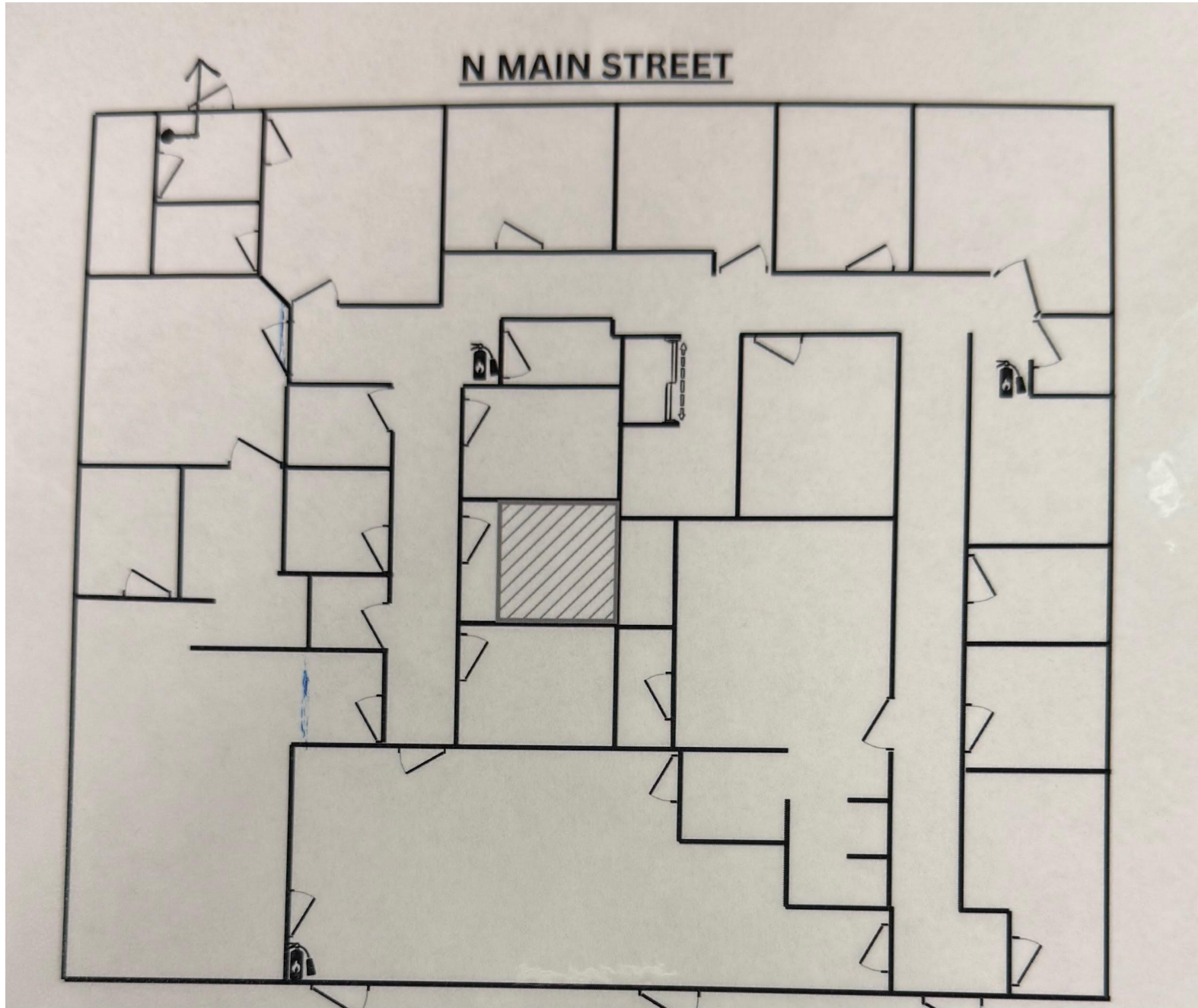
INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



HOWARD HANNA
REAL ESTATE SERVICES



**THE NIANOURIS
COMMERCIAL TEAM**



INFORMATION IN THIS FLYER IS DEEMED RELIABLE, BUT NOT GUARANTEED.



**THE NIANOURIS
COMMERCIAL TEAM**

**-Commercial
-Investments
-Land**

David Nianouris
937-477-1106
DavidNianouris@HowardHanna.com