

GROUND LEASE

3856-3860 Miamisburg Centerville Road
West Carrollton, OH 45449



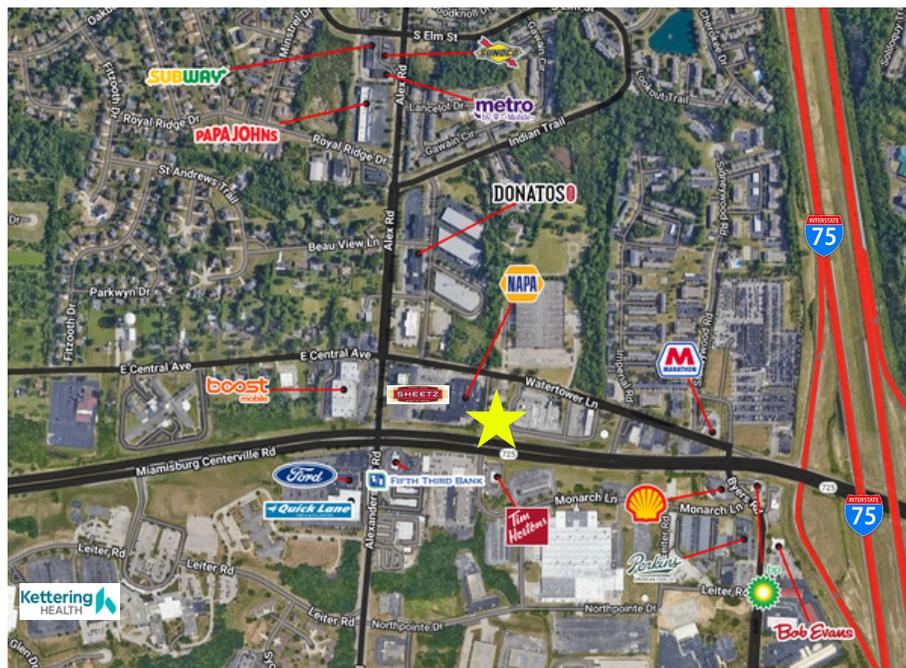
BUILD TO SUIT!

For Lease



Property Features

- **Ground Lease: .42 Acres**
- **42' of frontage** along Miamisburg Centerville Road
- **Easy property access from both directions** on Miamisburg Centerville Rd.
- Just off of Interstate 75 N/S
- Half mile from Kettering Health Hospital
- Perfect for QSR, with drive-thru, banks, or other free-standing retail!
- The nearby **Sheetz** has generated over **415K area visitors in the last year!**
- **Tim Horton's** across the street has yielded over **\$837K** in sales over the last year



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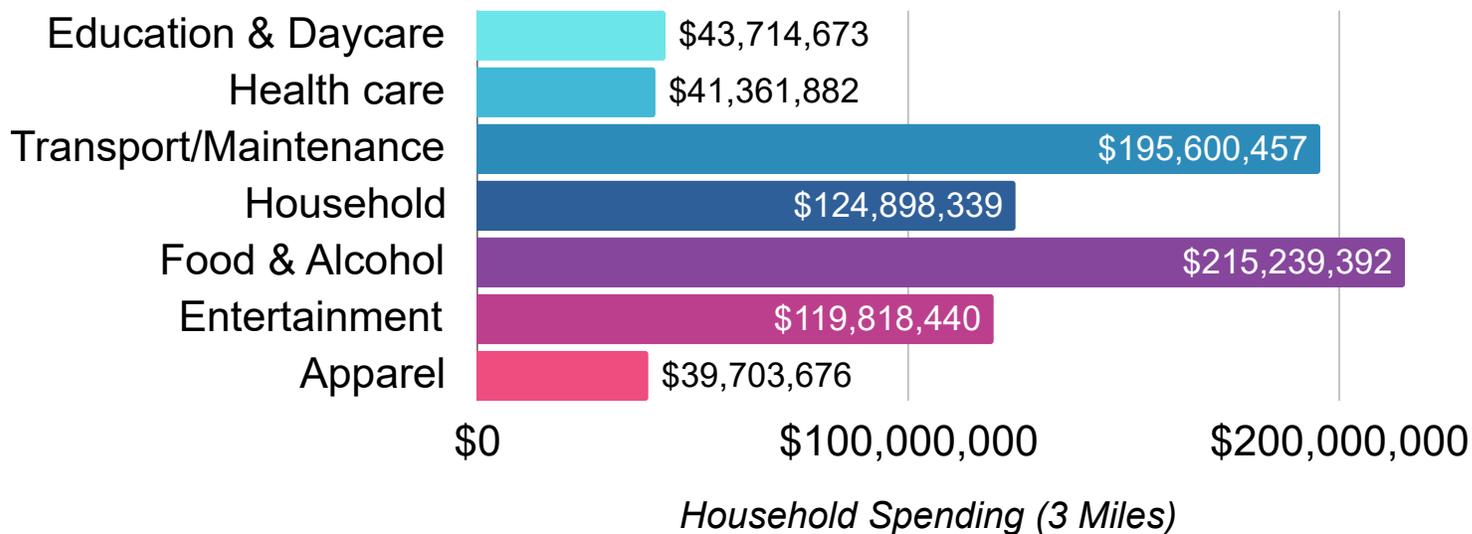
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LEASING OPTION ALSO AVAILABLE

- **Available: 2,200 SF - 6,000 SF**
(Existing Building)
- **Parking: 33 Spaces**
- **Built: 1976**
- Pylon Signage
- High visibility location
- **27,218 VPD** on Miamisburg Centerville Rd.

Local Consumer Spending Trends



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Key Facts

3856 Miamisburg Centerville Rd, Dayton, Ohio, 45449
Rings: 1, 3, 5 mile radii



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2025, 2030.

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Equity Broker Contact



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