



— 557 SOUTH MAIN STREET, ENGLEWOOD, OH 45322 —

INLINE RETAIL SPACE | FOR LEASE

1,580 SF | Englewood Shopping Center



OFFERING

Situated at 557 South Main Street, this sizable parcel of land spans 1.05 acres and is currently used as a mini golf course. Its strategic location, just off the prominent I-70 highway, gives it an advantage in accessibility and visibility, making it an attractive destination for locals and passersby.

One notable feature of this location is its proximity to the Main on Main shopping center, which received a substantial number of visitors last month. Over the last 12 months, it has been visited an impressive 342,000 times, further emphasizing its significance as a regional attraction.

Regarding daily traffic flow, the property benefits from its position along South Main Street, where 23,402 cars pass through daily. This consistent and high traffic volume enhances the property's visibility and ensures a steady stream of potential customers.

The easy highway access, coupled with its multiple ingress and egress points, guarantees visitors can quickly move in and out of the property, reducing potential traffic bottlenecks. Furthermore, ample parking spaces on the property are a significant benefit. It allows visitors to park their vehicles conveniently without the need to search for off-site alternatives, enhancing the overall convenience of the location.

KEY STATISTICS

- 327,000 Customers Visited Englewood Shopping Center YOY
- Long Term Tenancy and Great Tenant Mix
- Mature Neighborhood Shopping Center in Englewood OH
- South Main Street (US 48): 23,402 cars/day
- Kroger (2 Miles Away) 2.2 million visits YOY
- 125,000 People within 7 Miles

PROPERTY FEATURES

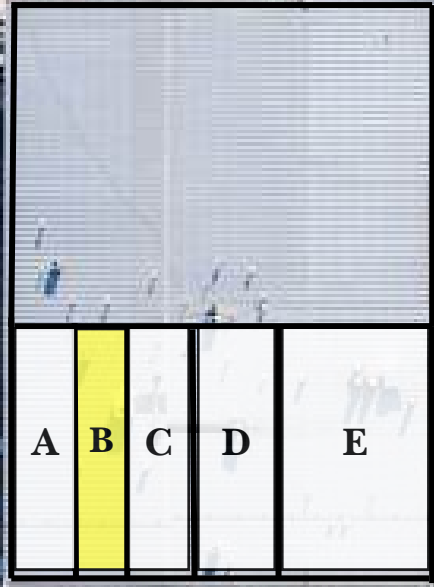
- 1,580 SF
- Triple Net Lease
- Englewood, a northern suburb of Dayton
- Two bilateral ingress/egress points
- Significant parking area
- On U.S. Route 48 and just off of I-70
- Ample Parking



South Main Street 26,703 ADT



SPACE	TENANT	SIZE (SF)
A	 MONKEYS Smoke Shop	2,452
B	FOR LEASE	1,580
C	 Pizza Hut ™	1,375
D	 HOT HEAD BURRITOS	2,500
E	 TJ Chumps FOOD • SPIRITS • SPORTS	5,651





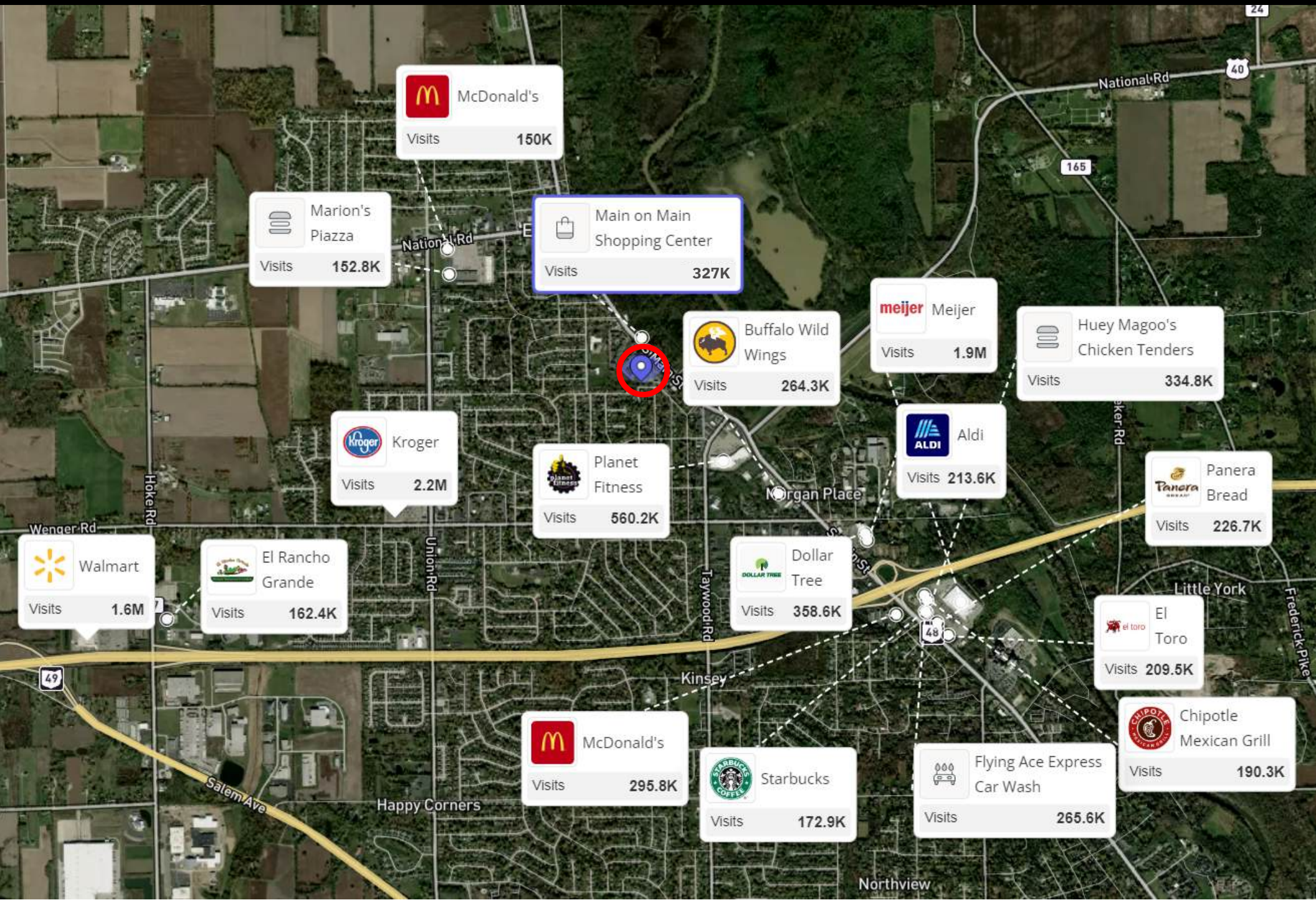
DENSE
RESIDENTIAL
AREA

ENGLEWOOD



MAIN STREET
RETAIL CORRIDOR





RESIDENTIAL INCOME 

3- Mile	\$75,554 (Household Avg. Income)
5- Mile	\$70,217 (Household Avg. Income)
7-Mile	\$61,260 (Household Avg. Income)

RESIDENTIAL POPULATION 

3- Mile	32,060 (Population)
5- Mile	65,320 (Population)
7-Mile	125,860 (Population)

RETAIL ACTIVITY 

KROGER	2.2 million Visitors (Annual)
PLANET FITNESS	560,000 Visitors (Annual)
MCDONALD'S	295,000 Visitors (Annual)

TRAVEL ACTIVITY 

I-75	7.2 Miles from Subject Site
I-70	1.3 Miles from Subject Site
DAYTON INTERNATIONAL AIRPORT	7.2 Miles from Subject Site



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ENGLEWOOD, OHIO

- Englewood is conveniently located in the Miami Valley region of Ohio, just north of Dayton. It has easy access to major highways such as I-70, providing quick connections to surrounding cities and regions.
- Englewood has a growing economy with a mix of local businesses, retail centers, and industrial parks. The city actively supports economic development and attracts new businesses to the area.
- The town is known for its well-maintained neighborhoods, excellent schools, and a variety of community events throughout the year
- Total of 28,000 Housing Units within 5 Miles
- Dayton International Airport, located minutes away, amplifies Englewood's appeal for shopping center investments by bringing in a mix of domestic and international visitors, and professionals
- Several new residential developments are completed or underway within 3 miles from the site including Taylorsburg Drive Subdivision, Wenger Village and Copperfield Towns





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