

# AVAILABLE FOR LEASE

RE-DEVELOPMENT OPPORTUNITY | 30 N Main Street, Centerville, OH



**CONTACT:**  
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WELCOME TO THE REGION WE KNOW

OBERER REALTY SERVICES, LTD.  
937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com

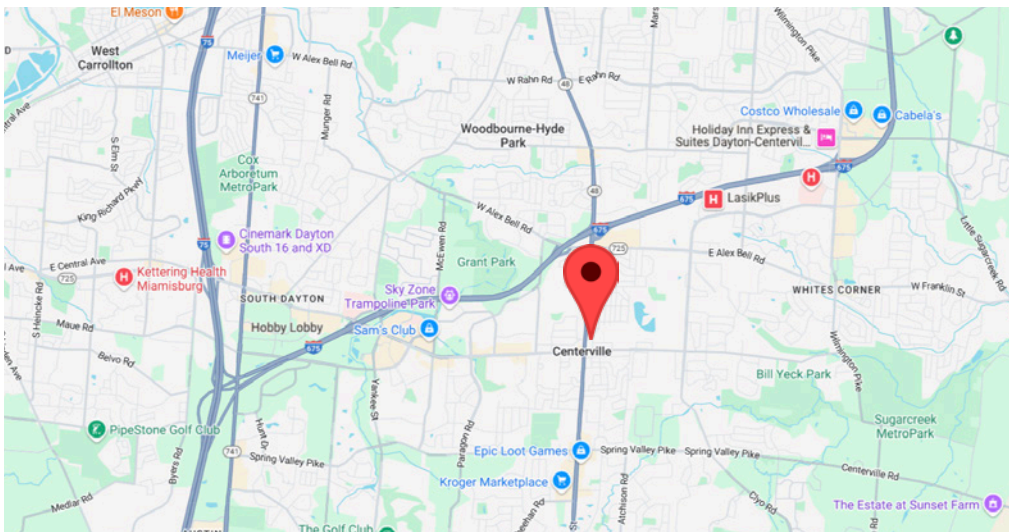


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## PROPERTY HIGHLIGHTS

- 1,350 SF freestanding building
- Located in the heart of Centerville's Uptown
- Adjacent to City BBQ, Graeters, and Agave & Rye
- Excellent S. Main (SR 48) visibility and accessibility
- Owner will provide exterior improvements
- Ample onsite parking
- Strong demographics
- Drive by traffic of over 10 million cars per year (29,090 VPD)
- Ideally suited for office, retail, or service uses



## 2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,585	58,216	151,033
Total Employees	7,210	36,677	85,081
Total HH Income	\$85,365	\$112,460	\$109,515

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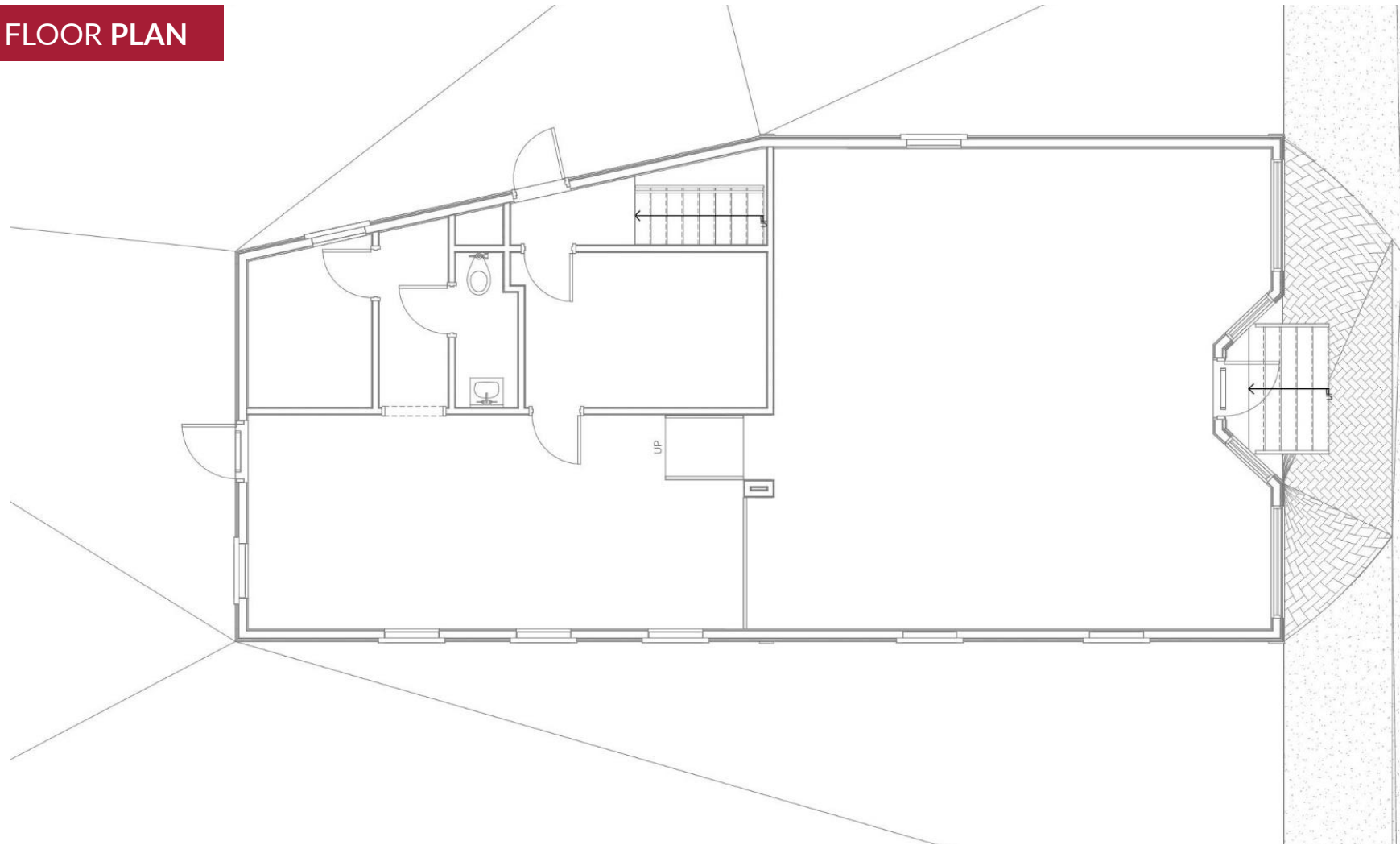
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## FLOOR PLAN



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## SAMPLE RENDERINGS



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