

AVAILABLE



LOTS FOR DEVELOPMENT

SR 741 & Exchange Place Blvd.
Miami Township, OH 45342



- 0.88 AC & 0.9 AC LOTS AVAILABLE for professional/medical office development in Miami Township - no local earnings tax!
- BUILD-TO-SUIT OPPORTUNITIES & FLEXIBLE CONSTRUCTION OPTIONS
- IDEAL SOUTH DAYTON LOCATION on SR 741 (Springboro Pike) just south of the Dayton Mall and one mile north of the Austin Blvd./I-75 interchange providing immediate access to I-75 and I-675
- LOCATED WITHIN THE EXCHANGE AT SPRING VALLEY, a 42- acre mixed use development accommodating retail, restaurant, service, professional, medical and corporate users
- MULTIPLE SIGNALIZED ACCESS POINTS ALONG SR 741
- STRATEGICALLY SITUATED amid southwest Ohio's top growing communities of Miamisburg/Miami Township, Centerville/Washington Township and Springboro/Clearcreek Township

JOHN ORR
937.531.5515
jorr@oberer.com

DANIELLE KUEHNLE
937.531.5528
dkuehnle@oberer.com

DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	9,640	56,248	139,569
TOTAL EMPLOYEES	6,080	36,391	76,086
HH INCOME	\$83,213	\$98,025	\$98,396

WELCOME TO THE REGION WE KNOW

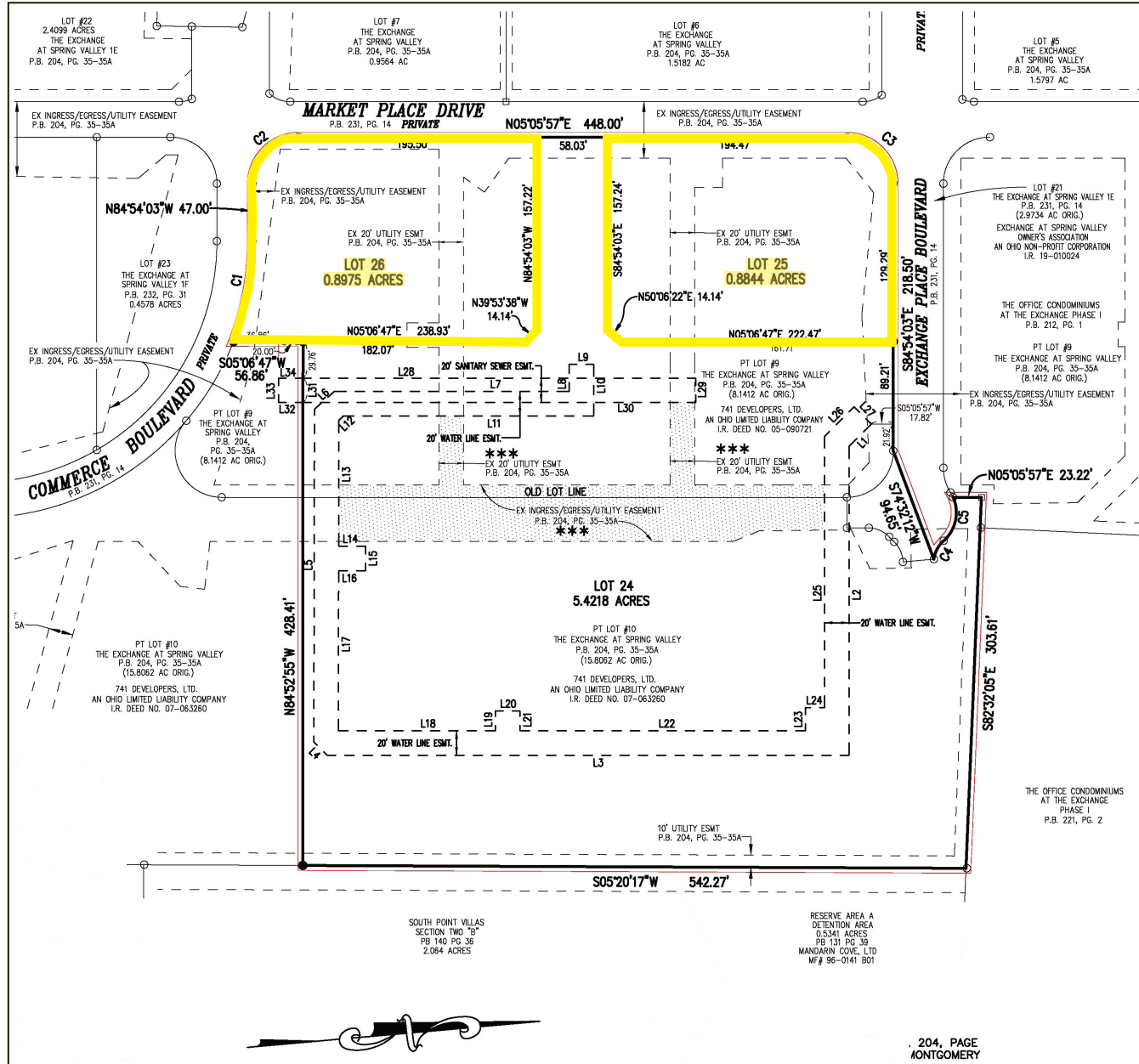
OBERER REALTY SERVICES, LTD. • 937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • www.obererrealty.com

LOTS FOR DEVELOPMENT

SR 741 & Exchange Place Blvd.
Miami Township, OH 45342



RECORD PLAN



204. PAGE
MONTGOMERY

WELCOME TO THE REGION WE KNOW

OBERER REALTY SERVICES, LTD. • 937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com/commercial

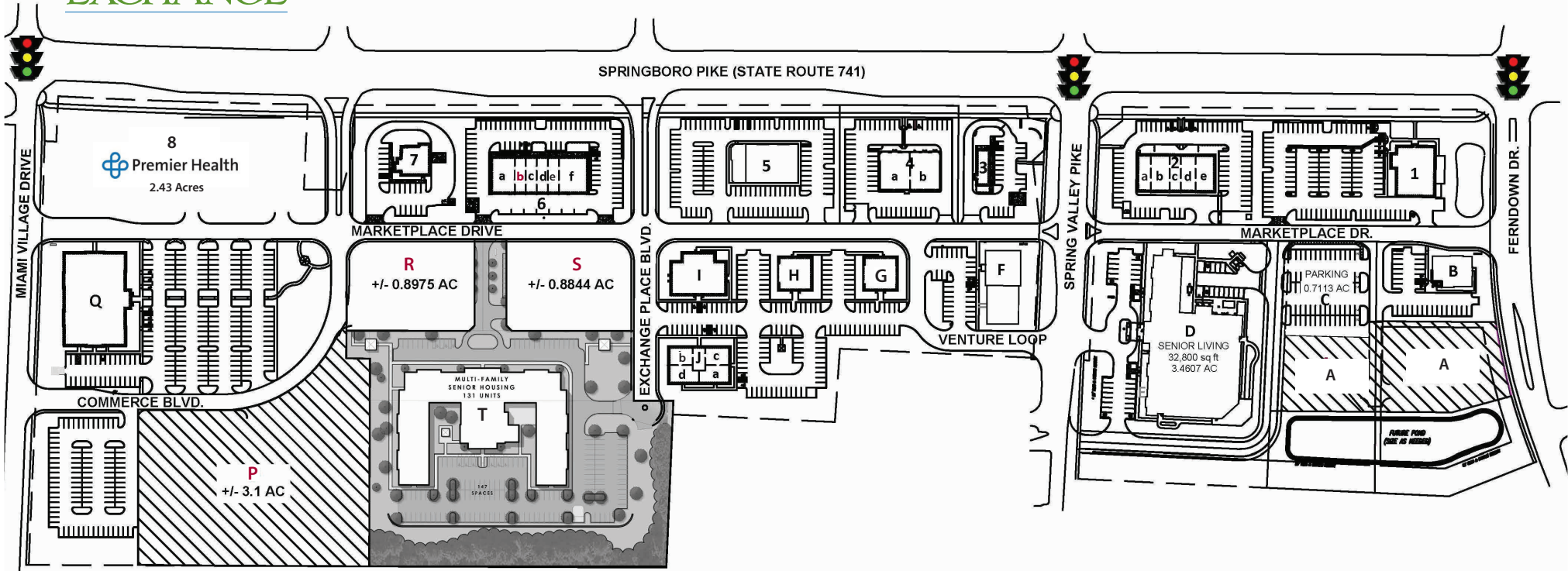
THE EXCHANGE AT SPRING VALLEY

N. Springboro Pike & Spring Valley
Miami Township, OH 45342



THE EXCHANGE

SITE PLAN



OFFICE SPACE

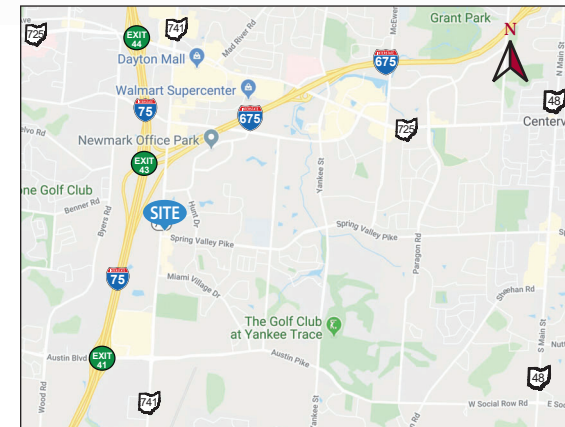
- A. Arthritis & Osteoporosis Center Of Southwest Ohio, Inc.
- B. Smiles at The Exchange (4,001 SF)
- C. Rooster's Parking (0.7113 AC)
- D. River Oaks Senior Care (32,800 SF)
- F. Dr. Striebel, DDS
- G. Scott Miller (4,149 SF)
- H. Mike Ledbetter, Attorney (4,149 SF)
- I. Hopebridge (7,756 SF)
- J. 2955 Exchange Place Blvd.
 - a. Culpepper Law (1,622 SF)
 - b. JDJW Management (1,385 SF)
 - c. ICA (2,505 SF)
 - d. Birchcreek Wealth Management (2,295 SF)
- Q. 2835 Miami Village Professional Building (40,384 SF)

MIXED USE

- P. AVAILABLE (3.1 AC)
- R. AVAILABLE (0.9 AC)
- S. AVAILABLE (0.88 AC)
- T. Homestead Senior Living (131 Units)

OUTLOTS & RETAIL SPACE

1. Rooster's (8,500 SF)
2. Spring Valley Retail Center (10,000 SF)
3. Starbucks (0.71 AC)
4. Shoppes II at The Exchange
 - a. Massage Envy (4,000 SF)
 - b. Salons at The Exchange (3,990 SF)
5. Milano's (1.58 AC)
6. Shoppes at The Exchange
 - a. Charles Schwab (2,800 SF)
 - b. Babylon (1,400 SF)
 - c. Galaxy Nail (1,080 SF)
 - d. Nothing Bundt Cakes (1,728 SF)
 - e. U Break I Fix (1,400 SF)
 - f. Scrambler Marie's (4,130 SF)
7. Civista Bank (0.96 AC)
8. Premier Health (2.43 AC)



WELCOME TO THE REGION WE KNOW

LOTS FOR DEVELOPMENT

SR 741 & Exchange Place Blvd.
Miami Township, OH 45342



WELCOME TO THE REGION WE KNOW

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