

RETAIL | FOR LEASE

PRIME INLINE RETAIL SPACES AVAILABLE

890 S Main Street, Centerville, OH 45458
2,730 SqFt - 32,000 SqFt

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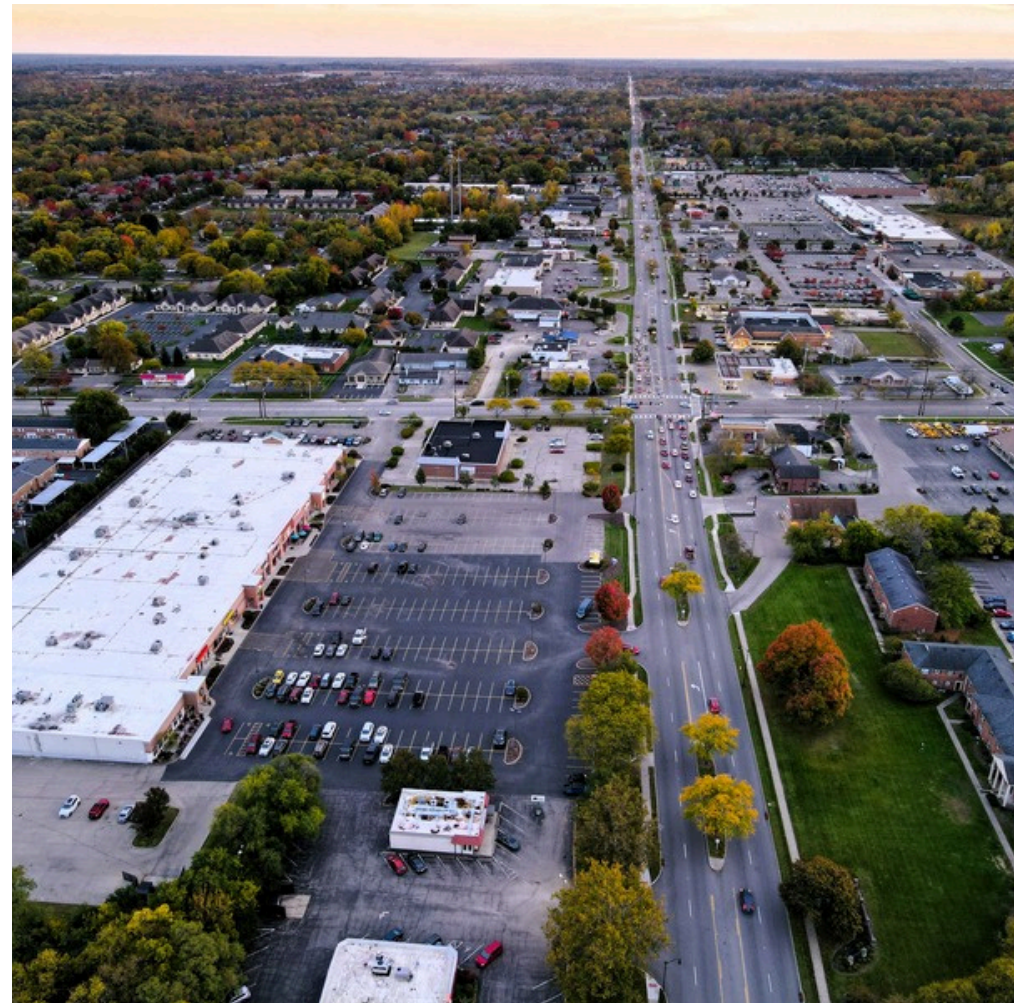


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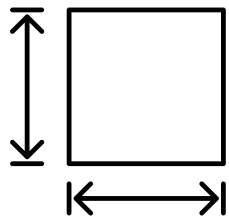


The Offering

3CRE is pleased to offer a premier retail opportunity featuring new Warm White Box spaces ranging from 2,730 to 32,000 SF in Centerville, Ohio. These flexible inline retail spaces can accommodate a wide variety of uses, including grocery, specialty retail, soft goods, food and beverage concepts, service-oriented businesses, and entertainment operators. The space can also be leased entirely as a junior box. The adaptable floor plans provide tenants with the ability to customize space sizes to meet their specific operational needs within a highly visible and accessible retail environment.

Located at the high-traffic intersection of OH-48 and Spring Valley Pike, this site ensures maximum visibility and exposure. Surrounded by a thriving retail environment and residential community, it attracts both local and regional customers. Centerville offers a strong blend of suburban appeal and commercial vitality, making it an ideal location for businesses looking to expand or establish a presence in a dynamic market.

Space Highlights



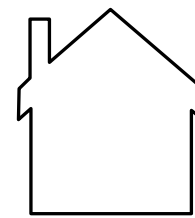
TOTAL SQUARE FEET
2,730 - 32,000



DOCK DOOR
(1) Standard



CLEAR HIEGHT
16.5'



SPACE CONDITION
NEW WARM
WHITE BOX



VEHICLES PER DAY
35,216

TENANT
MIX

DOLLAR GENERAL

Club51
FITNESS

Auto
Zone



COVA
The Complete Women's Practice

El Toro
Mexican Bar & Grill

OHLQ
OHIO LIQUOR

LEASING SUMMARY

ADDRESS:

*890 South Main Street,
Centerville, OH 45458*

SUBMARKET:

Centerville, Ohio

**SPACE
CONDITION:**

Warm White Box

**AVAILABLE
SQUARE FT:**

2,730-27,780 Square Feet

CLEAR HEIGHT:

16.5'

SPRINKLERS:

Wet Sprinkler System

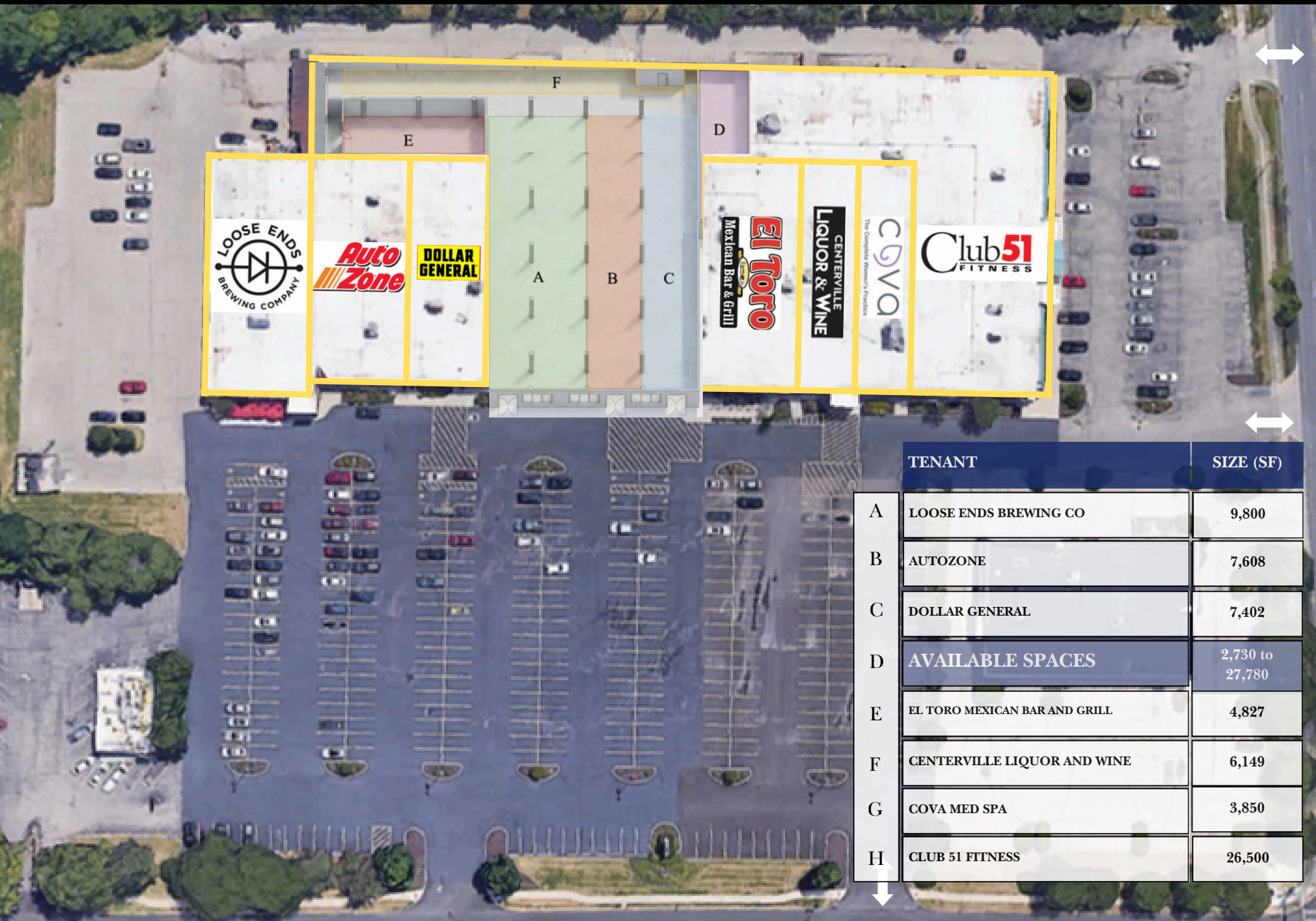
PARKING:

Surface Lot

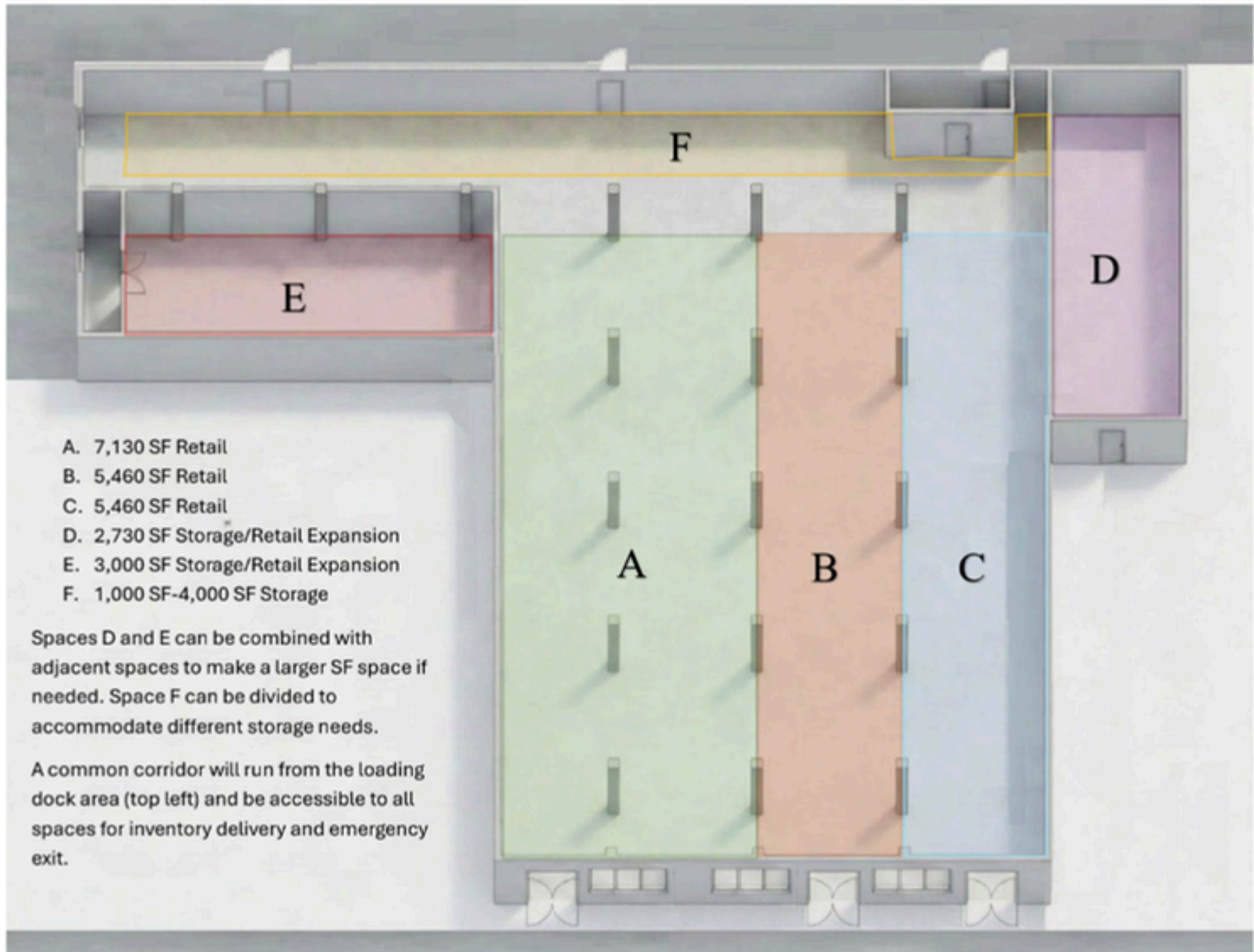
ZONING:

*B-2 (General Business
District)*





	TENANT	SIZE (SF)
A	LOOSE ENDS BREWING CO	9,800
B	AUTOZONE	7,608
C	DOLLAR GENERAL	7,402
D	AVAILABLE SPACES	2,730 to 27,780
E	EL TORO MEXICAN BAR AND GRILL	4,827
F	CENTERVILLE LIQUOR AND WINE	6,149
G	COVA MED SPA	3,850
H	CLUB 51 FITNESS	26,500

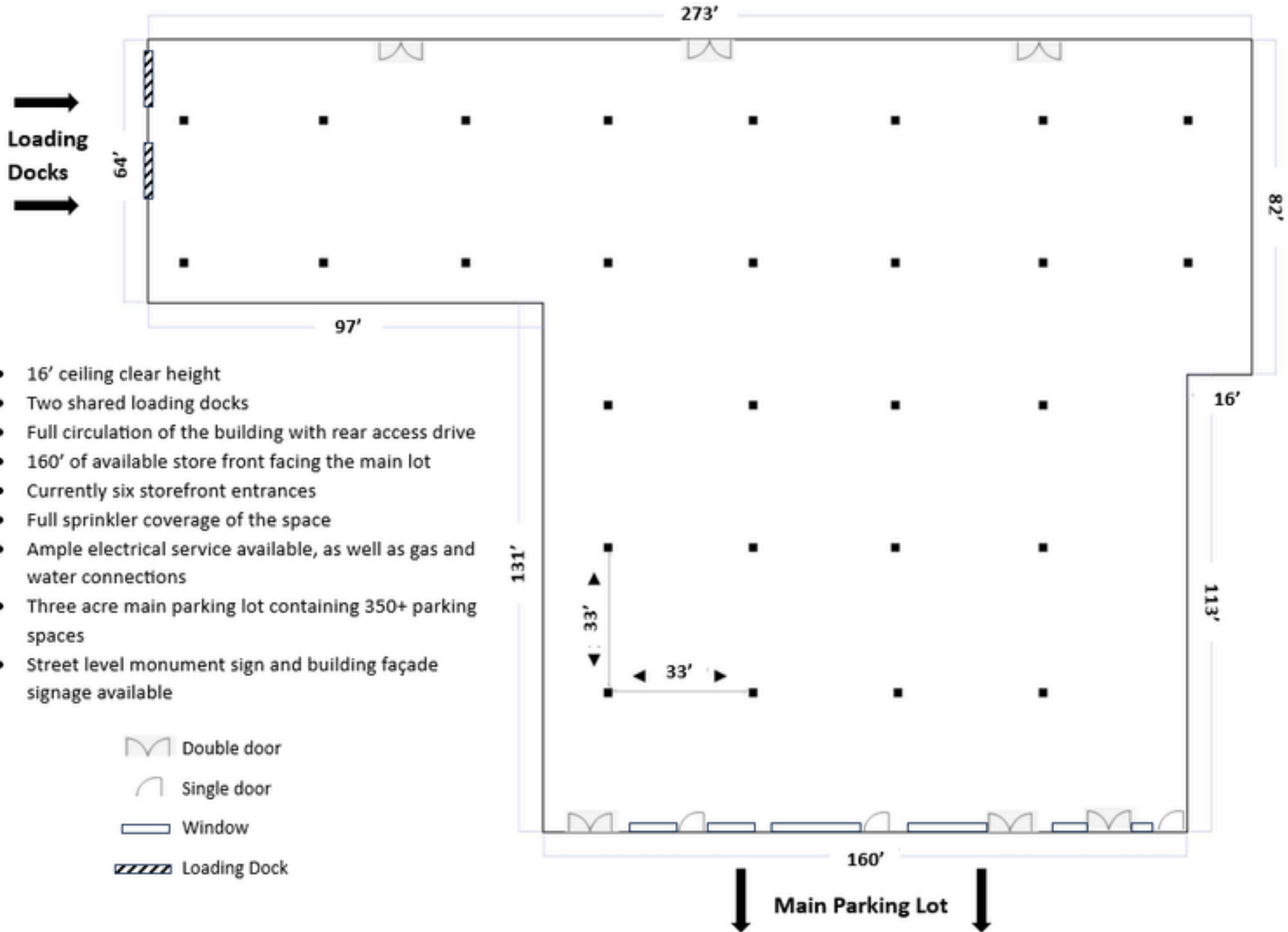


- A. 7,130 SF Retail
- B. 5,460 SF Retail
- C. 5,460 SF Retail
- D. 2,730 SF Storage/Retail Expansion
- E. 3,000 SF Storage/Retail Expansion
- F. 1,000 SF-4,000 SF Storage

Spaces D and E can be combined with adjacent spaces to make a larger SF space if needed. Space F can be divided to accommodate different storage needs.

A common corridor will run from the loading dock area (top left) and be accessible to all spaces for inventory delivery and emergency exit.

← Rear Access Drive →



- 16' ceiling clear height
- Two shared loading docks
- Full circulation of the building with rear access drive
- 160' of available store front facing the main lot
- Currently six storefront entrances
- Full sprinkler coverage of the space
- Ample electrical service available, as well as gas and water connections
- Three acre main parking lot containing 350+ parking spaces
- Street level monument sign and building façade signage available

CENTERVILLE SQUARE

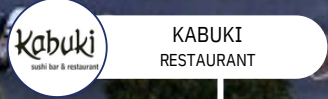
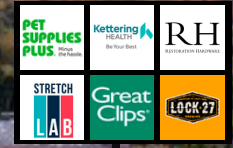
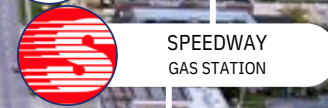
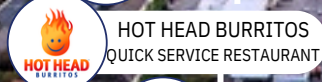
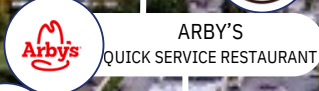
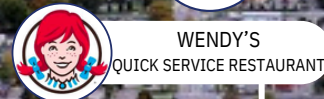
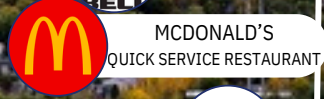
AVAILABLE SPACES

Space	Asset Type	Square Feet	Rate	Additional Rent	Notes
Retail Spaces		18,050 SF			
Space A	Retail	7,130 SF	\$15.00	\$4.00	White-Box
Space B	Retail	5,460 SF	\$15.00	\$4.00	White-Box
Space C	Retail	5,460 SF	\$15.00	\$4.00	White-Box
Storage Spaces		9,730 SF			
Storage D	Storage/Retail	2,730 SF	\$8.00	\$4.00	White-Box
Storage E	Storage/Retail	3,000 SF	\$8.00	\$4.00	White-Box
Storage F	Storage	1,000-4,000 SF	\$8.00	\$4.00	White-Box
Junior Box					
Junior Box	Entire Space + Common Areas	32,000 SF	\$9.00	\$4.00	Junior-Box
Totals				\$4.00 SF/Year	









SOUTH MAIN STREET

	1 MILE	3 MILE	5 MILE
POPULATION	8,318	53,730	131,001
AVERAGE HOUSEHOLD INCOME	\$97,570	\$123,355	\$116,071
NUMBER OF HOUSEHOLDS	3,691	22,956	55,001
MEDIAN AGE	41.1	45.1	42.1
TOTAL BUSINESSES	466	3,734	7,642
TOTAL EMPLOYEES	3,660	31,183	68,684

Dayton

OHIO

**OVER \$1 BILLION
DOLLARS IN
DEVELOPMENT**

DAYTON, OHIO

Dayton, Ohio, is transforming into a **Midwest hub for innovation and growth, driven by industries like aerospace, advanced manufacturing, and technology.** Anchored by Wright-Patterson Air Force Base, the city is emerging as a leader in defense and digital manufacturing. Downtown revitalization projects like the Water Street District and Dayton Arcade are adding commercial, residential, and green spaces, attracting young professionals and families with an affordable housing market and strong job growth.

Centerville is a rapidly growing suburb with a strong housing market, excellent schools, and a high quality of life, making it a desirable location for both residents and businesses. The area offers prime commercial real estate opportunities, ideal for national retailers looking to expand in a thriving market. Located at the high-traffic intersection of OH-48 and Spring Valley Pike, this site ensures maximum visibility and exposure, making it an excellent choice for businesses seeking to reach a broad customer base in a dynamic, expanding community.

890 SOUTH MAIN STREET, CENTERVILLE, OH 45458

DAYTON ACCOLADES

#36 In National Universities
University of Dayton (US NEWS)

#4 Best City for Young Professionals
Dayton Daily News

Top Tech City in Ohio:
Site Selection Magazine - "Top 10 Tech Cities in Ohio"

Top 50 Cities for Economic Growth:
Forbes - "Best Cities for Economic Growth"



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