

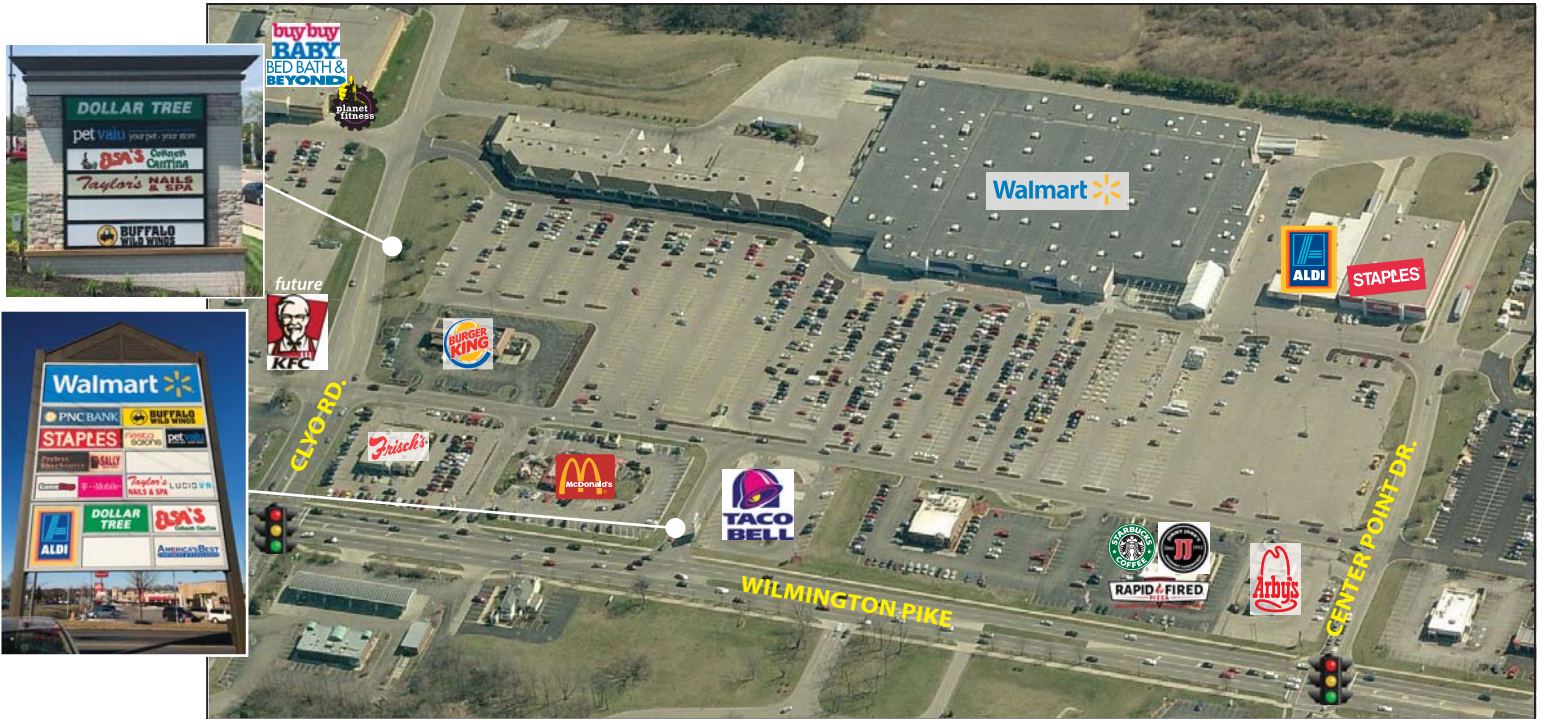


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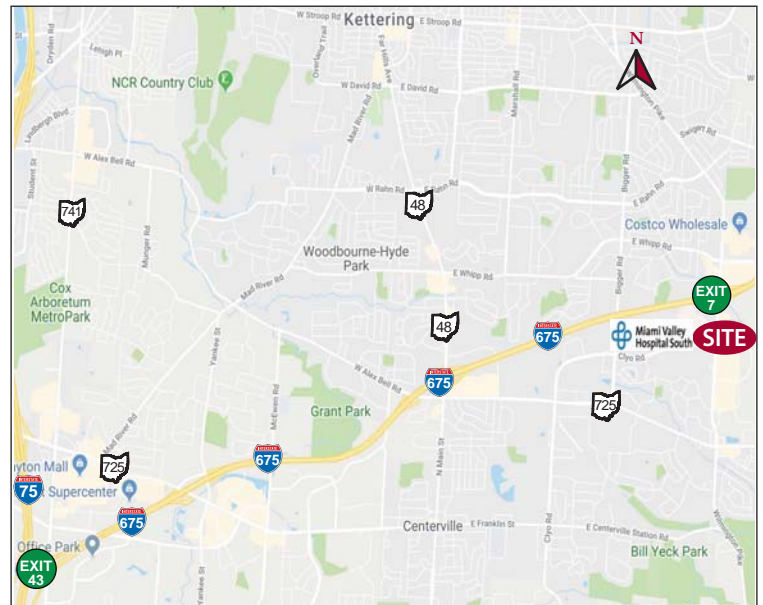
REALTY SERVICES, LTD.

FOR LEASE - WALMART ANCHORED CENTER SUGARCREEK PLAZA II

Dayton, Ohio 45459



- 960 - 2,040 SF AND 3,146 SF RETAIL SPACES IMMEDIATELY AVAILABLE in Walmart-anchored shopping center in Centerville/Bellbrook
- INCLUDES MOVE-IN READY HAIR SALON SPACE
- IDEAL LOCATION on the Wilmington Pike major retail corridor just south of the I-675 interchange (Exit 7)
- STRONG NATIONAL, REGIONAL & LOCAL TENANT MIX
- HIGHLY VISIBLE CENTER on Wilmington Pike providing drive-by traffic of over 22,000 vehicles per day
- WILMINGTON PIKE PYLON & CLYO ROAD MONUMENT SIGNAGE
- CLOSE PROXIMITY to Kroger, Kohls, Lowes, Sugarcreek Health Center and Miami Valley Hospital South & new Sinclair College south campus
- STRONG DEMOGRAPHICS with high household incomes
- CONTACT DANIELLE KUEHNLE at 937.910.0851 for more information



| 2018 DEMOGRAPHICS | 3 mile | 5 mile | 7 mile |
|-------------------|----------|----------|----------|
| POPULATION | 49,605 | 125,366 | 238,654 |
| TOTAL EMPLOYEES | 29,892 | 69,930 | 131,306 |
| HH INCOME | \$89,442 | \$91,512 | \$86,975 |

WELCOME TO THE REGION WE KNOW

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

FOR LEASE

SUGARCREEK PLAZA II

Centerville, Ohio 45459



- 1. #6204A Elsa's Mexican Restaurant (4,058 SF)
- 2. #6204B Dollar Tree (3,442 SF)
- 3, 4, 5. #6208 Dollar Tree (8,500 SF)
- 6. #6210 Buffalo Wild Wings (6,300 SF)
- 7. #6212 T Mobile (2,000 SF)
- 8. #6214 AVAILABLE (960 SF)

- 9. #6216 AVAILABLE (1,080 SF)
- 10. #6218 Taylor's Nails (960 SF)
- 11. #6220A Sally Beauty Supply (1,845 SF)
- 12. #6220B AVAILABLE (3,146 SF)
- 13. #6220C PNC Bank (3,587 SF)
- 14. #6220D PetValue (5,088 SF)

- 15. #6224 America's Best Eyewear (3,200 SF)
- 16. #6226 Game Stop (2,125 SF)
- 17. #6228 Dayton VR (2,950 SF)
- 18. #6244 Walmart (203,735 SF)
- 19. #6250 Aldi Foods (14,860 SF)
- 20. #6254 Staples (24,049 SF)

WELCOME TO THE REGION WE KNOW