

**FOR LEASE**

**RHOADS CENTER | 72 E. Spring Valley Rd. | Centerville OH 45458**



**CONTACT:**  
**JOHN ORR**  
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jorr@oberer.com

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



# RHOADS CENTER

## PROPERTY HIGHLIGHTS

- Washington Township location
- Free standing building
- 2,233 SF office/retail
- Can be leased with or without adjacent 1,140 SF fully conditioned warehouse
- Class A building offering
  - Vestibule, three offices, one conference room, kitchen area/breakroom
  - 2 ADA restrooms
  - Open showroom/open space
  - Monument signage on Spring Valley Rd.
  - 12 parking spaces
  - Excellent lighting and natural light
  - Security alarm in place

## MONUMENT SIGN



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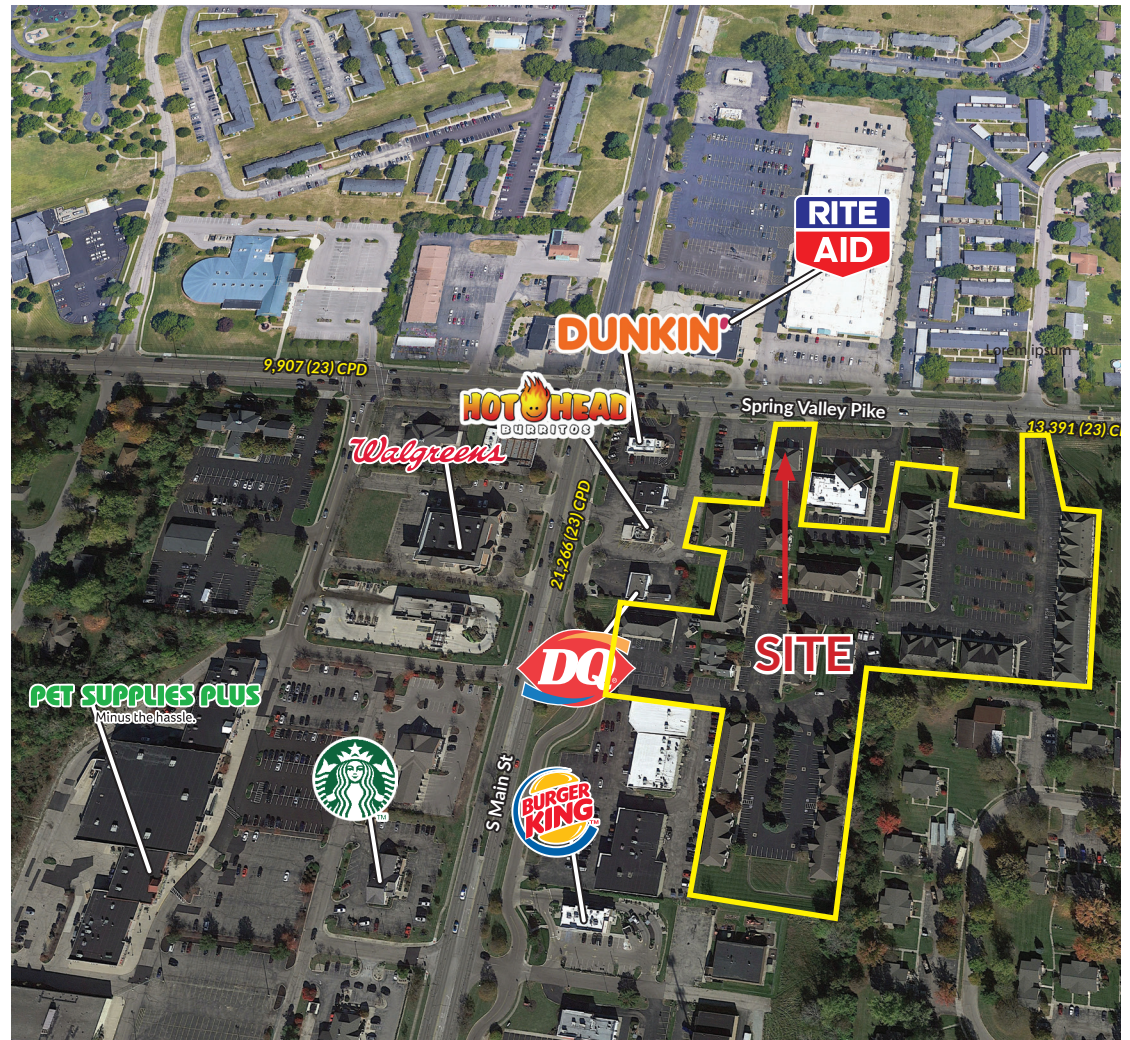
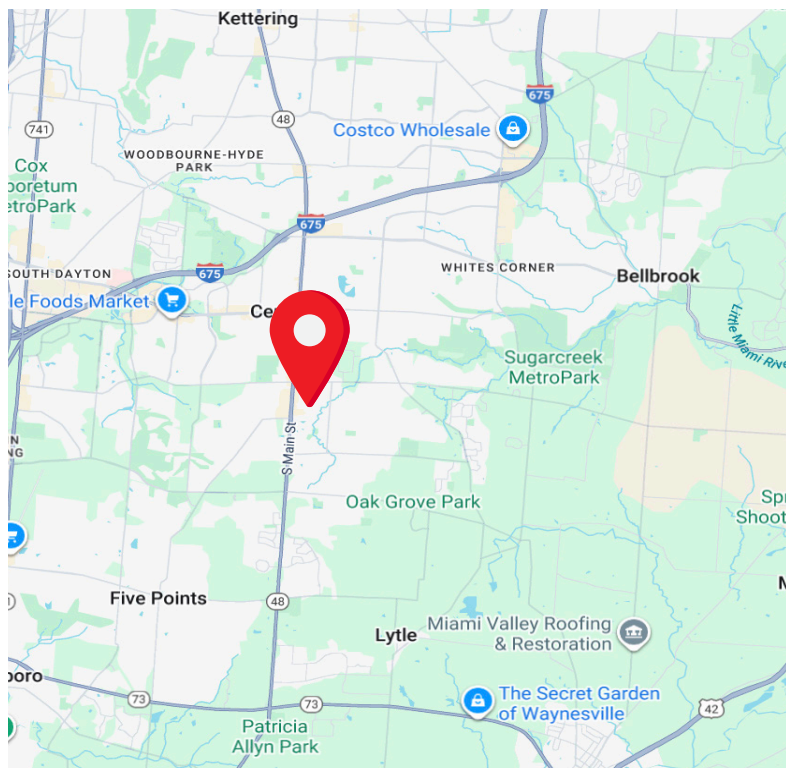
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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,977	57,166	137,989
Total Employees	3,247	29,586	67,816
Total HH Income	\$117,548	\$140,343	\$133,097



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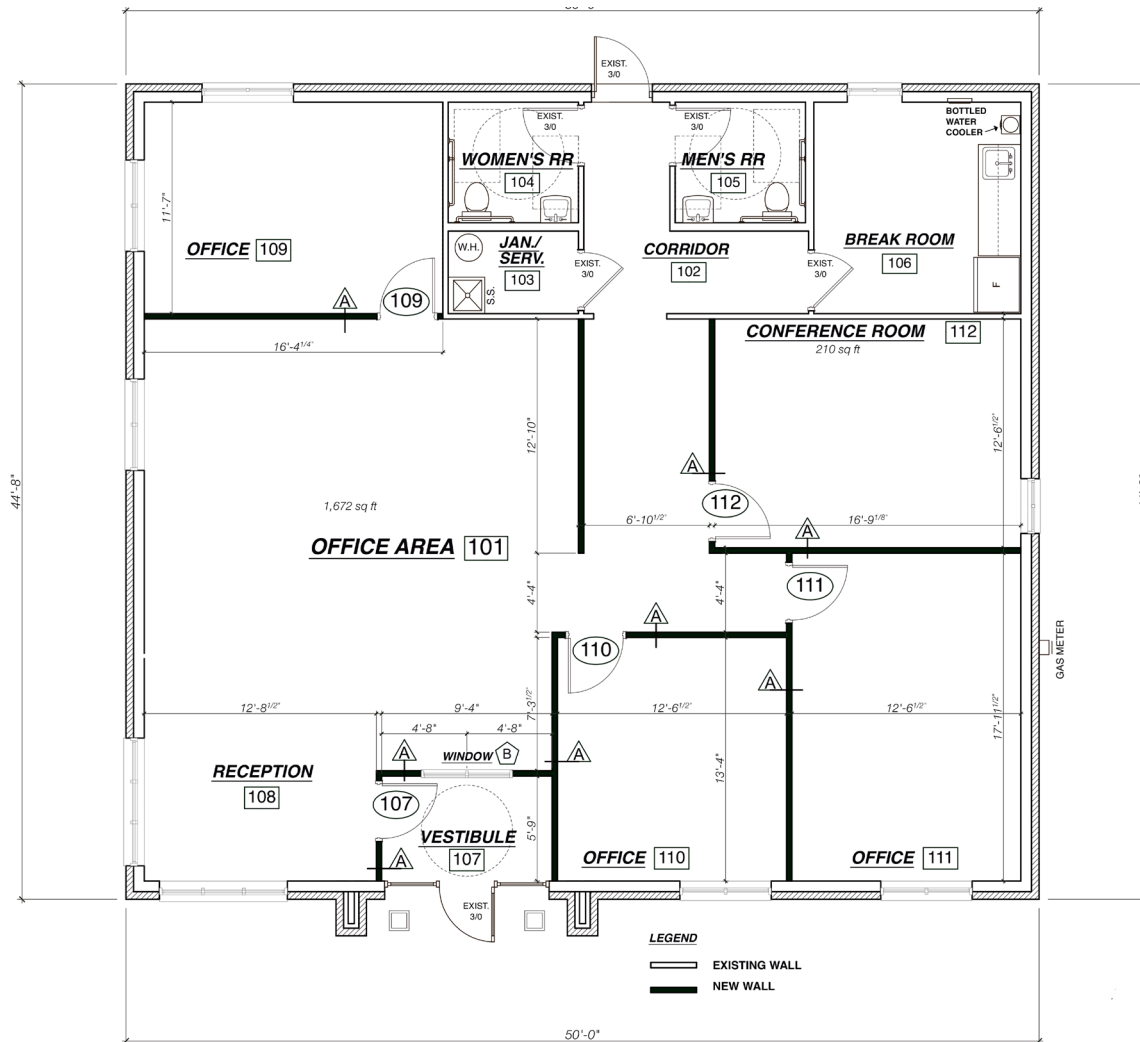
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## FLOOR PLAN



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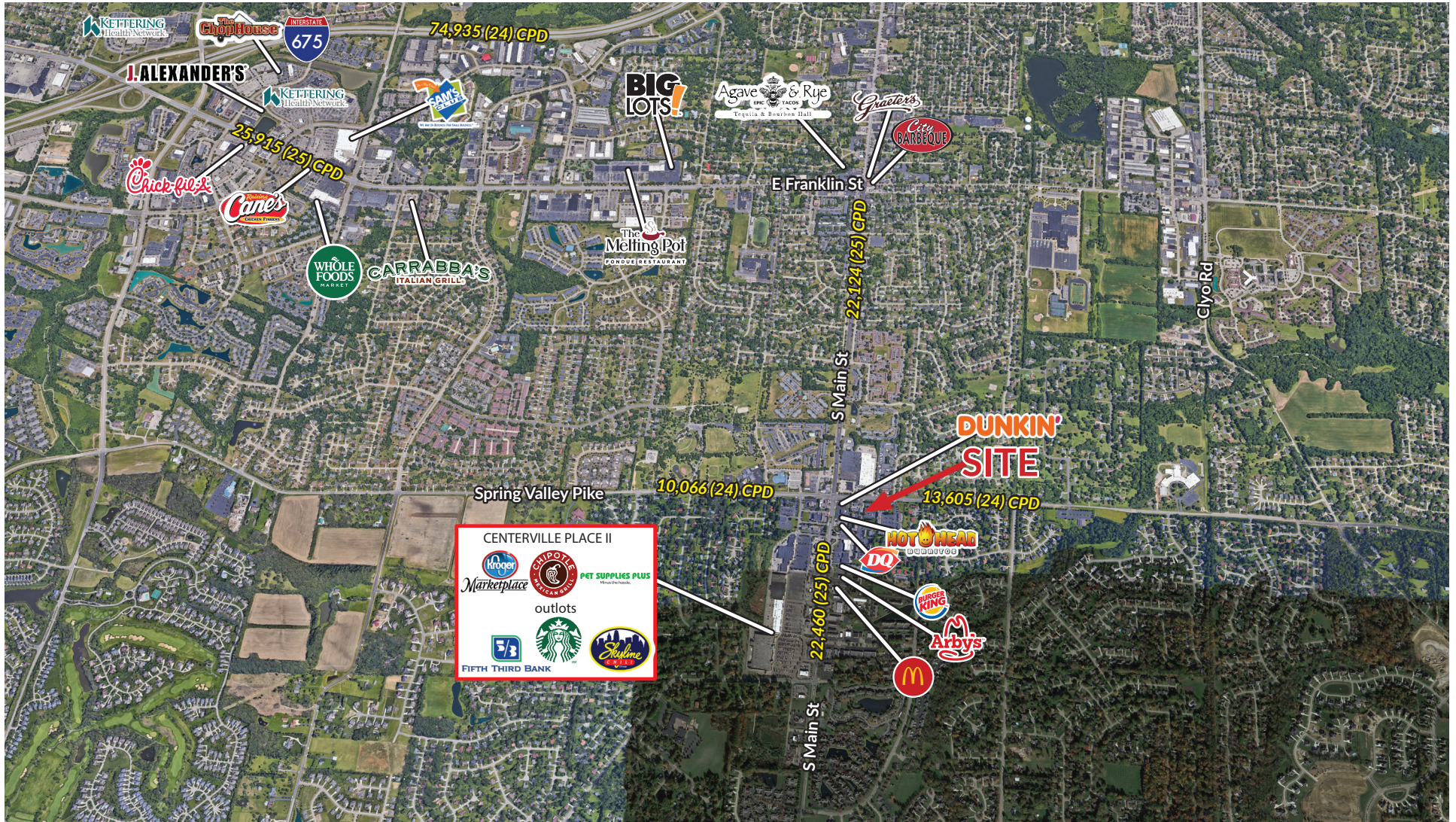
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## OFFICE PARK PLAN



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