



OBERER

REALTY SERVICES, LTD.

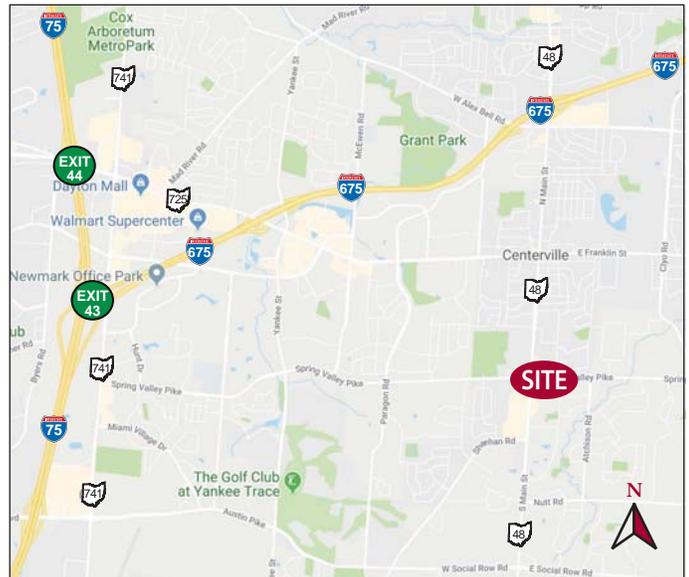
FOR LEASE

9040 DAYTON LEBANON PIKE (SR 48)

Washington Township, Ohio 45458



- **2,486 +/- SF FREESTANDING RETAIL BUILDING AVAILABLE FOR LEASE** featuring a dedicated drive-thru window/lane
- **HIGH PROFILE LOCATION ON THE SR 48 MAJOR THOROUGHFARE** and one of Centerville's primary retail corridors
- **EXCELLENT VISIBILITY** with direct frontage on SR 48 providing over 26,700 vehicles per day
- **DIRECTLY ACROSS FROM** 147,000 SF Kroger Marketplace, the largest in the region, and the new \$146 million Centerville Place redevelopment project which will include retail, restaurant, office and residential components
- **ONE MILE** from downtown Centerville
- **STRONG DEMOGRAPHICS** with high household incomes
- **CONTACT JOHN ORR** at 937.531.5515 for more information



2018 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	8,490	50,744	126,352
TOTAL EMPLOYEES	3,369	31,186	73,865
HH INCOME	\$84,974	\$103,788	\$97,409

WELCOME TO THE REGION WE KNOW

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

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