

LAND AVAILABLE

THE EXCHANGE AT SPRING VALLEY | SR 741/Springboro Pike, Miami Twp, OH



PROPERTY HIGHLIGHTS

- 3.1 AC available for professional/medical office development in Miami Township - no local earnings tax!
- 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

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,055	54,800	137,994
Total HH Income	\$105,098	\$106,441	\$107,034
Employees	4,877	35,482	73,766

CONTACT:

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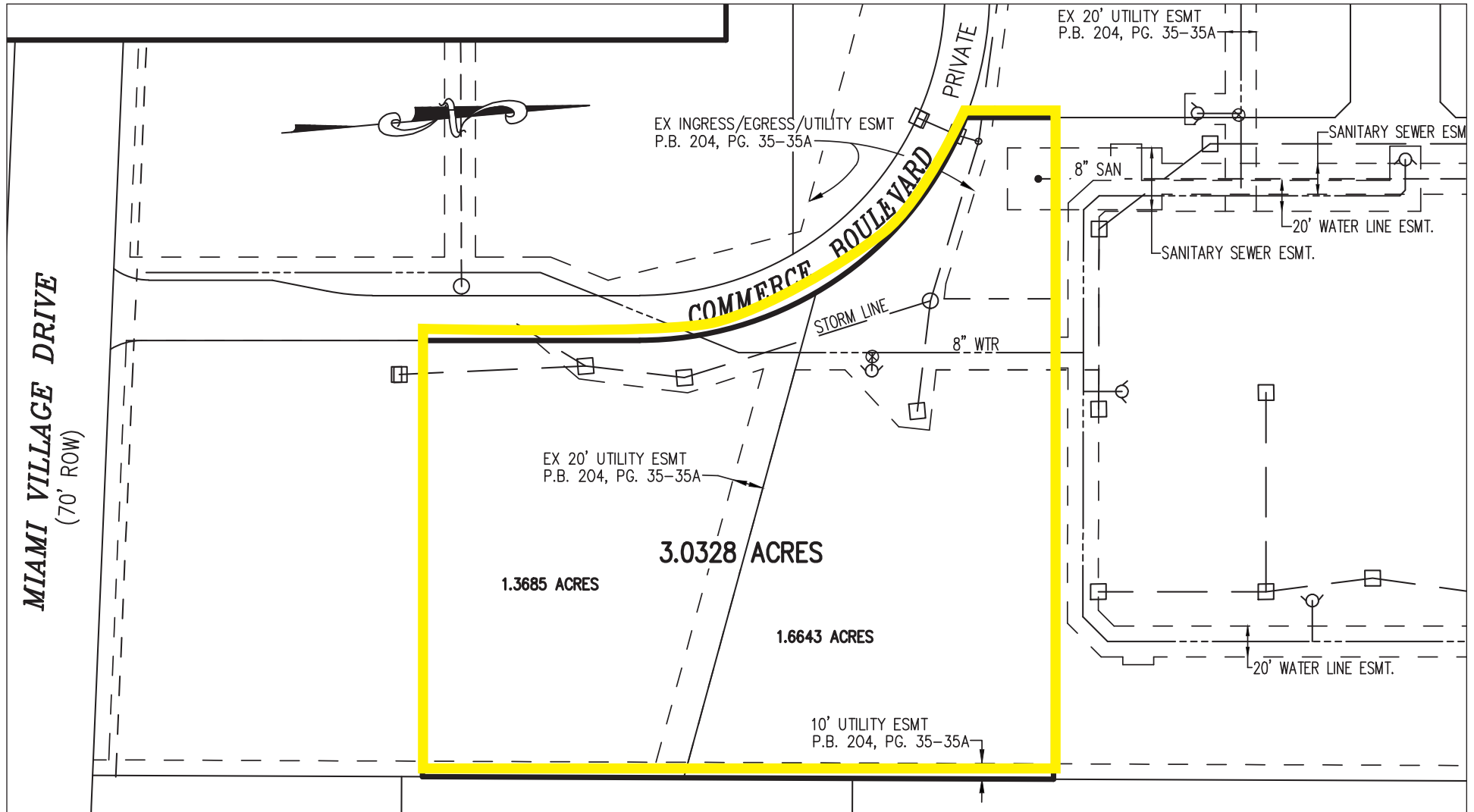
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937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com



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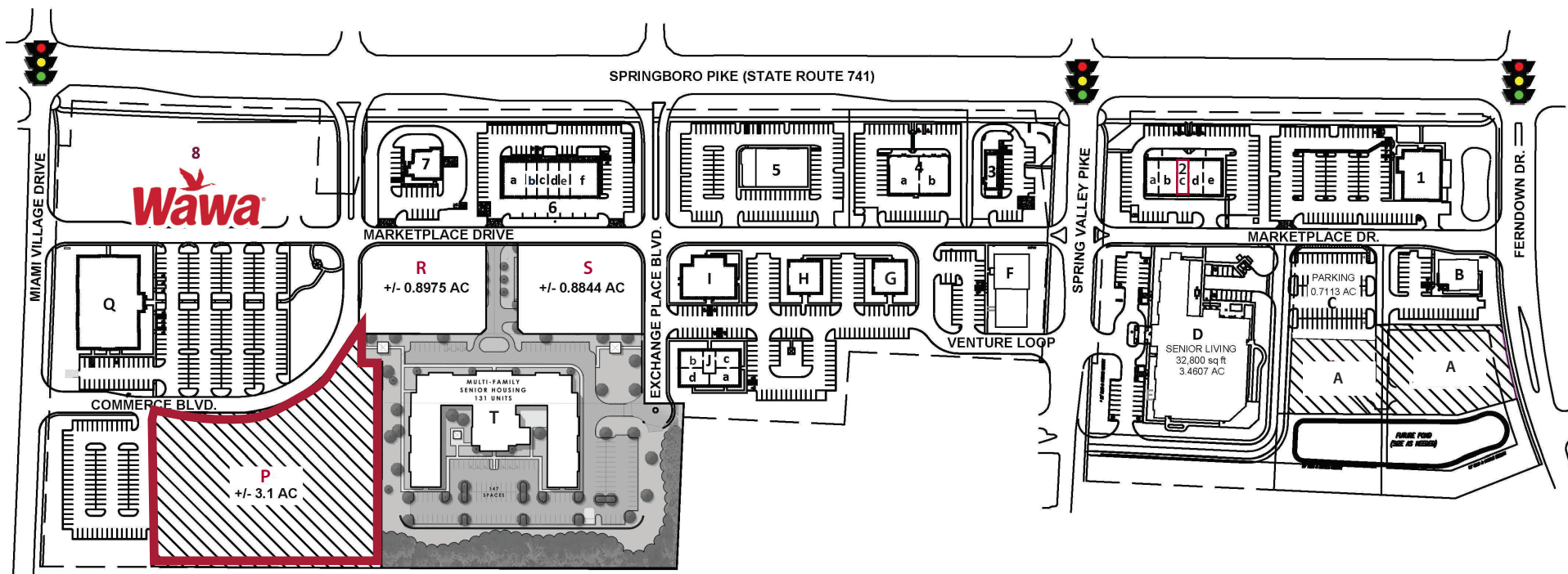
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THE EXCHANGE AT SPRING VALLEY



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. ReNue Health - 4,149 SF

IA. Agilon

IB. Advent

J. 2955 Exchange Place Blvd.

a. Culpepper Law - 1,622 SF

b. Culpepper Law - 1,385 SF

c. ICA - 2,505 SF

d. Birchcreek Wealth Management - 2,295 SF

Q. 2835 Miami Village Professional Building - 40,384 SF

P. AVAILABLE - 3.1 AC

R. AVAILABLE - 0.9 AC

S. AVAILABLE - 0.88 AC

T. Homestead Senior Living - 131 Units

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. Taste of Jerusalem - 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. Wawa - 2.43 AC

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