

CROSS POINTE CENTRE



A 217,000 SF "BEST IN CLASS" MULTI-TENANT RETAIL ASSET LOCATED IN CENTERVILLE, OH

101-175 E Alex Bell Road
Centerville, OH 45459

EMAIL FLYER

Marcus & Millichap
THE KLINK GROUP

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**CROSS POINTE CENTRE SPANS ACROSS
25+ ACRES JUST OFF I-675 IN
CENTERVILLE, OH**

TRAFFIC COUNTS

E Alex Bell Road: +/-20K VPD

Interstate 675: +/-70K VPD

Far Hills Avenue: +/-30K VPD

CROSS POINTE CENTRE

CENTERVILLE | OHIO

PROPERTY DETAILS

Address	101-175 E Alex Bell Road Centerville, OH 45459
GLA	217,009 SF
Year Built/Renovated	1987/2018
Lot size	25.92 Acres
County	Montgomery
Parcel #	O68-00309-0003 & O68-00309-0050 & O68-00309-0057

FINANCIAL DATA

Offering price	\$28,800,000
NOI-Year 1	\$2,306,592
Cap Rate-Year 1	8.00%



**FOR COMPLETE OFFERING MEMORANDUM,
PLEASE CLICK HERE TO REQUEST**





INVESTMENT HIGHLIGHTS

- **Significant Property Improvements:** Current ownership regularly maintained and made significant improvements to the property; all 118 HVAC units were replaced in 2013; outside pole lighting was converted to LED in 2017, the entire awning was replaced in 2018, and the roof was completely replaced in 2013.
- **Minimal Landlord Expense Responsibility:** Over 90% of tenants are operating under triple-net leases and reimburse for property management expense.
- **Limited Vacancy/High Rental Demand:** Centerville, Ohio continues to demonstrate exceptionally low retail vacancy and strong tenant demand, reflecting the city's affluent demographics, limited new retail construction, and steady population growth. In a 3-mile radius the average market vacancy is 3% and average asking NNN rent is +/- \$16/ft.; average gross rents at Cross Pointe Centre are \$12.69/ft.
- **Diverse Tenant Mix:** The current rent roll is comprised of a unique set of local, regional and national tenants; all of which are e-commerce resistant.
- **100% Percent Occupied:** Cross Pointe Centre has a long history of high occupancy and rental growth. Most of the tenants have been operating at this location for over 10 years. Fully occupied 216k SF with established tenancy provides stable, near-term NOI and minimal lease-up risk.
- **Daytime Population and Service Demand:** Proximity to residential neighborhoods produces steady daytime and weekend demand for health/wellness services, restaurants, entertainment and other service-related tenants that operate at the property.
- **Major Retail Corridor:** The Property is the largest shopping center amongst the densest part of Centerville and is surrounded by various regional and national retailers and high-end shops, boutiques and restaurants.
- **High-Income Trade Area:** Centerville is a well-established suburb with a stable population, older median age and higher home values. AHII in 5-mile radius is approximately \$103,000.
- **Roof Warranty In Place:** The roof on the entire property was replaced in 2013 and has a 20-year warranty in place.
- **Proven Lease Longevity:** Majority of Gross Leasable Area has 10+ years of occupancy history, with main anchor tenants recently exercising early renewals with rental increases.
- **Immediate Highway Access:** Cross Pointe Centre sits at the I-675 corridor, giving strong visibility and quick access to the eastern Dayton suburbs. I-675 is the principal eastern bypass of Dayton.
- **Surrounded by Various Retailers:** Numerous retailers, restaurants and shops surround the property, including Costco, Cabela's, Kroger, as well as several senior care and service operators providing stable daytime demand and diversification.
- **Close to Major Apartment Communities:** The property is located within 3 miles of the recently completed mixed-use development, the Cornerstone of Centerville, with retail anchors (Costco, Cabela's, Kroger), hundreds of residential units, including luxury apartments, senior living, and for-sale units, with additional phases being approved/constructed. Cross Pointe Centre is also located in close proximity to Cornerstone Apartments (260 units, 110 senior living, and for-sale homes) and Gateway Lofts (360 rental units).
- **Base Term Rental Increases:** Majority of tenants have rental increases during their current term, allowing an investor to experience increased return on investment during the hold period and hedge against inflation.



**CROSS POINTE CENTRE IS A
PROFESSIONALLY MAINTAINED
& MANAGED RETAIL ASSET**



**LOCATED DIRECTLY OFF I-675 &
NEXT TO ALLURE APARTMENTS**



Mercedes-Benz
of Centerville

Bob Ross

BUICK | GMC | PRE-OWNED

PERFORMANCE
CHRYSLER JEEP DODGE RAM
CENTERVILLE



allure

GATEWAY LOFTS
CENTERVILLE

Wright-Patt
CREDIT UNION, INC.

Firestone



E Alex Bell Road

TRAFFIC COUNTS

E Alex Bell Road: +/-20K VPD

Interstate 675: +/-70K VPD

**DOT'S MARKET
ANCHOR**



**OUTLOT
CENTER**



**OUTLOT
CENTER**

**MAIN SHOPPING
CENTER**

CROSS POINTE TENANTS



CROSS POINTE TENANTS



PURELUXE
NAIL SPA

Great Clips
China Wok

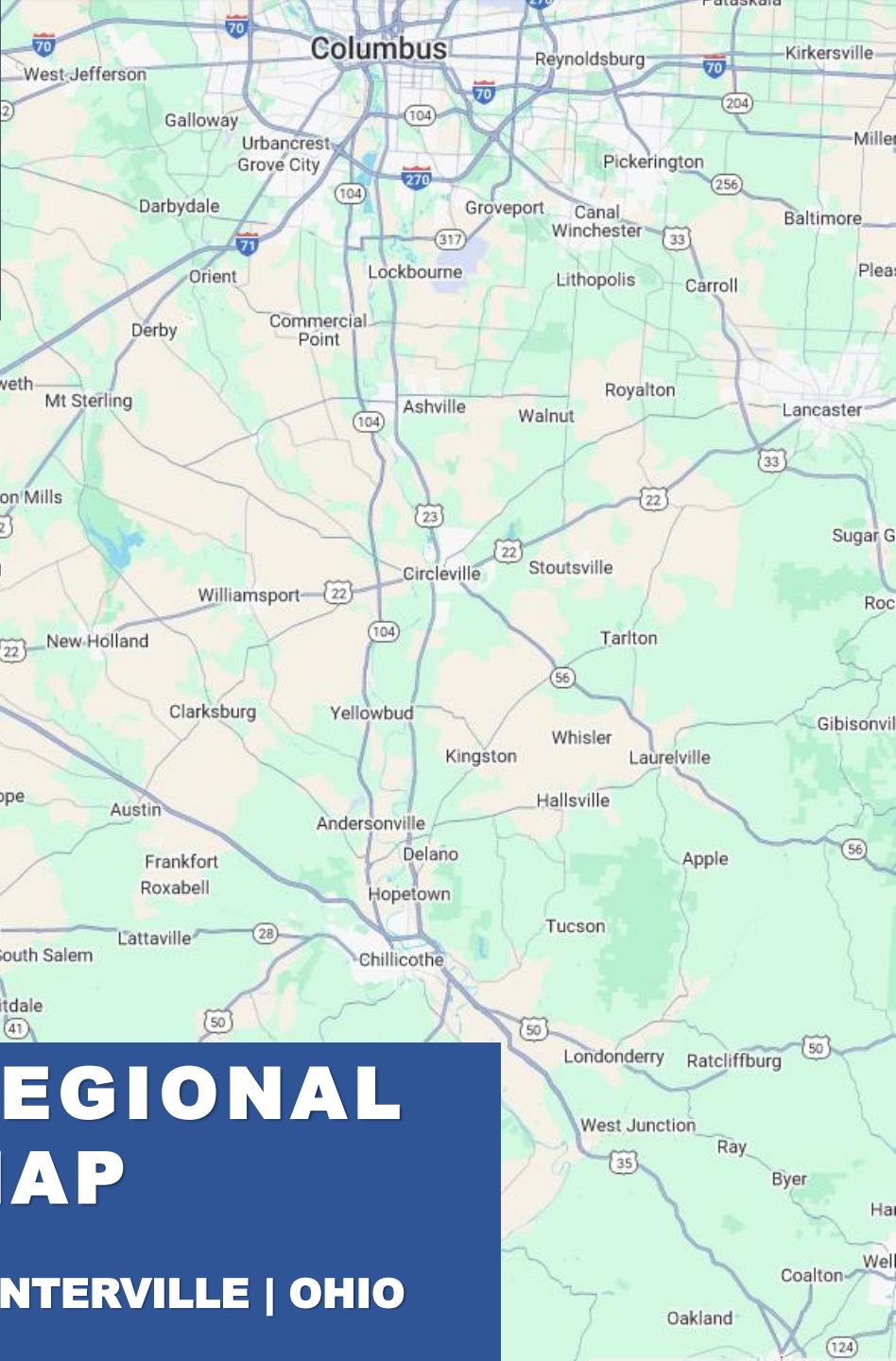
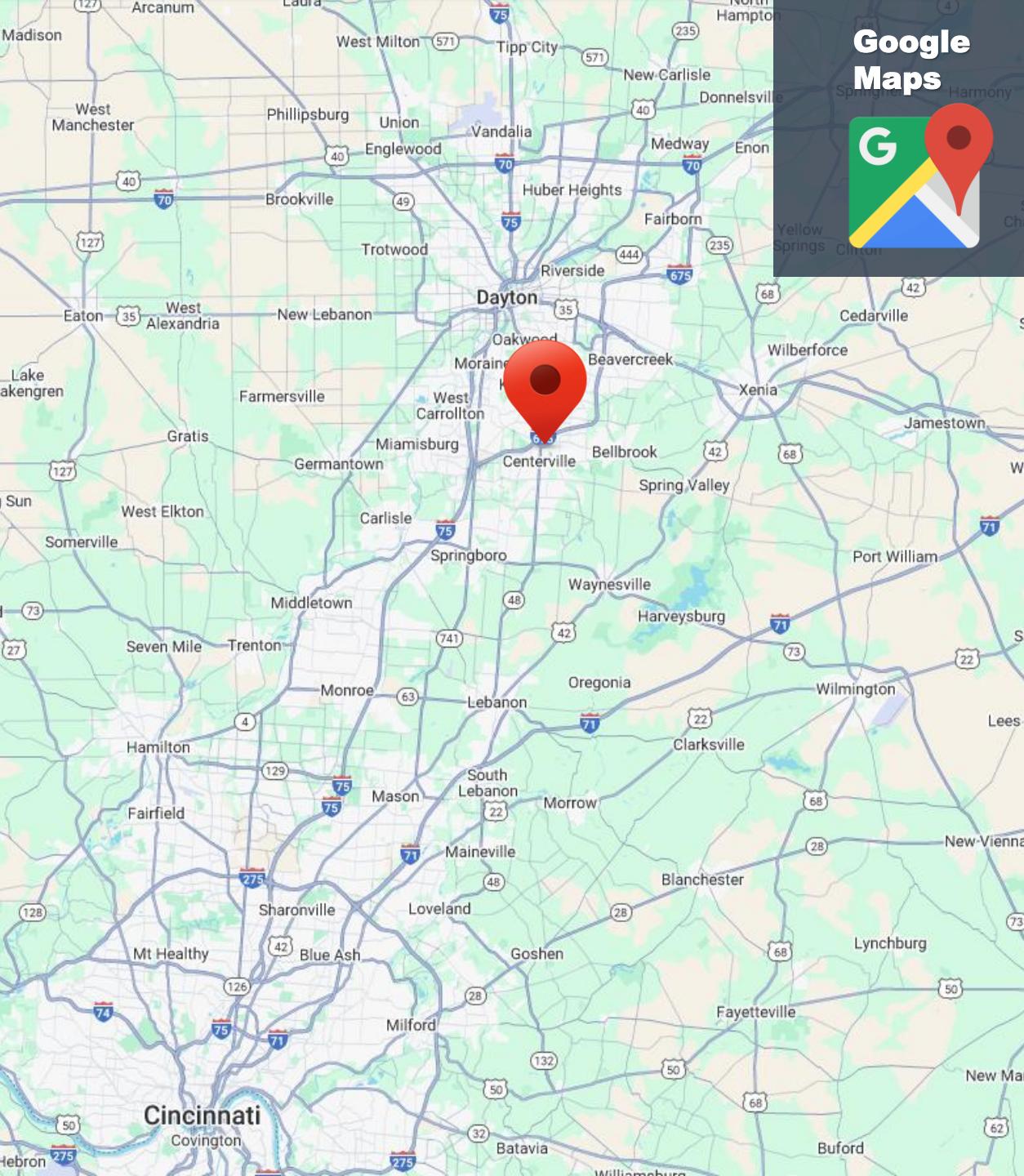


Bellbrook Chocolate Shoppe

DAYTON AFRICAN MARKET

INSTITUTIONAL QUALITY ASSET WITH HIGH HISTORICAL OCCUPANCY AND STEADY RENTAL GROWTH





**REGIONAL
MAP**
CENTERVILLE | OHIO

AREA DEMOGRAPHICS

Population	1 MI	3 MI	5 MI	Income	1 MI	3 MI	5 MI	Households	1 MI	3 MI	5 MI
2020 Population	7,284	67,353	171,223	Avg Household Income	\$87,770	\$102,627	\$103,053	2020 Households	3,348	29,812	74,882
2024 Population	7,408	63,468	163,486	Median Household Income	\$68,627	\$78,500	\$77,416	2024 Households	3,543	28,201	71,410
2029 Population Projection	7,392	62,485	161,894	<\$25,000	505	3,101	8,065	2029 Household Projection	3,561	27,782	70,642
Annual Growth 2020-2024	-0.4%	0.14%	-1.1%	\$25,000 - 50,000	833	5,414	13,533	Annual Growth 2020-2024	1.9%	-0.4%	-0.3%
Annual Growth 2024-2029	0%	-0.3%	-0.2%	\$50,000 - 75,000	581	5,087	13,176	Annual Growth 2024-2029	0.1%	-0.3%	-0.2%
Median Age	42.8	43.8	41.7	\$75,000 - 100,000	402	3,561	9,637	Owner Occupied Households	1,845	17,993	45,547
Bachelor's Degree or Higher	42%	46%	44%	\$100,000 - 125,000	378	2,844	7,120	Renter Occupied Households	1,716	9,789	25,095



DAYTON, OHIO



Dayton is the sixth largest city in Ohio and the county seat of Montgomery County. Dayton is considered part of Ohio's Miami Valley Region, just north of the Cincinnati-Northern Kentucky metropolitan area. Located at the crossroads of Interstates-70 and 75, Dayton is located within a day's drive of 60% of the U.S. population. With a population of just under 140,000 in the city and more than 800,000 in the greater metro, Dayton offers a diverse economic base anchored by healthcare, higher education, defense, and advanced manufacturing. Wright-Patterson Air Force Base is the region's largest employer and a major economic driver, supporting thousands of jobs in aerospace, research, and defense contracting, while Premier Health and Kettering Health make the area a strong medical hub. The city has a long legacy in manufacturing and innovation.

Dayton's affordability, central location along I-70 and I-75, and access to major markets like Columbus, Cincinnati, and Indianapolis position it well for industrial, retail, and mixed-use investment. The market is characterized by competitive pricing relative to larger metros, steady demand in logistics and healthcare-related real estate, and ongoing downtown revitalization efforts. For investors, Dayton represents a stable, value-oriented market with upside in redeveloped urban assets, suburban retail and healthcare facilities, and industrial/distribution properties tied to its strategic transportation network.

MAJOR EMPLOYERS

1. Wright-Patterson Air Force Base
2. Premier Health Partners
3. Kettering Health Network
4. CareSource
5. University of Dayton
6. Honda of America
7. Fuyao Glass American, Inc.

KEY SECTORS

1. Defense & Aerospace
2. Healthcare & Life Sciences
3. Education & Research
4. Manufacturing
5. Insurance & Financial Services
6. Logistics & Distribution

UNIVERSITIES

1. University of Dayton
2. Central State University
3. Wilberforce University
4. Wright State University
5. Sinclair Community College





CROSS POINTE CENTRE IS A RARE & UNIQUE OPPORTUNITY TO ACQUIRE AN INSTITUTIONAL QUALITY RETAIL ASSET LOCATED IN CENTERVILLE, OHIO, A SUBMARKET KNOWN FOR HIGH INCOME LEVELS, ROBUST JOB MARKET AND STRONG ECONOMIC INDICATORS

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