



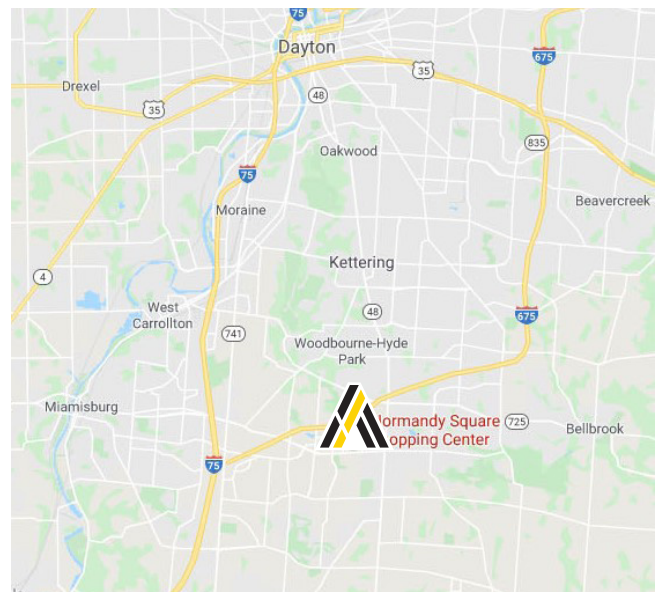
Normandy Square

431-645 Miamisburg Centerville Road
Washington Township, Ohio 45459

LEASE RATE:
\$12.00 PSF NNN

Property Highlights

- 125,690± SF Shopping Center
- 1,508± SF Suite available
- 4,725± SF Suite available 11/1/2024
- Great neighborhood shopping center less than a mile from downtown Centerville
- Mix of national, regional and local retailers
- Conveniently located less than 2 miles from I-675 and Wilmington Pike and 4 miles from I-75
- High traffic volume - 17,000+ vehicles per day!



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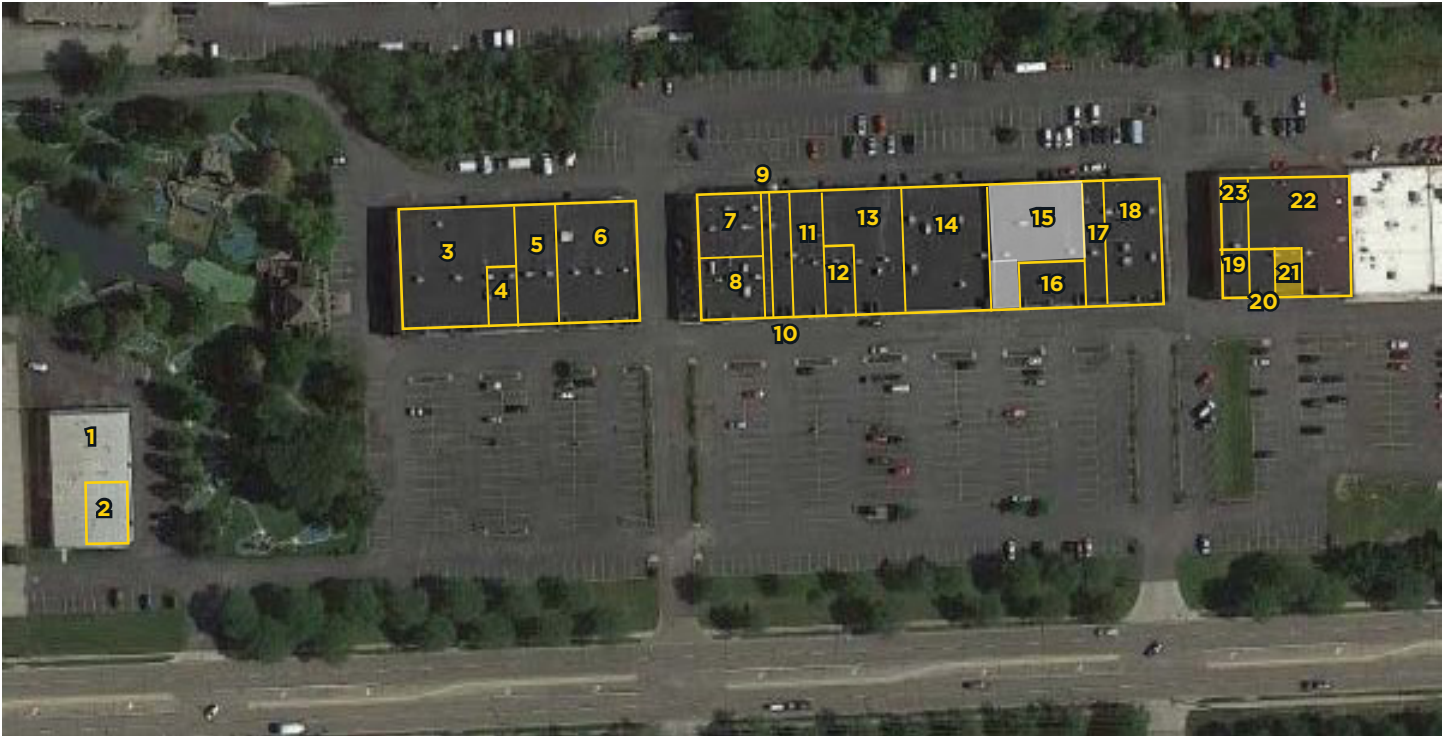
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Aerial



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|--|---|
| 1. #643 Foreign Exchange (3,208 SF) | 12. #491 Papa John's Pizza (1,200 SF) |
| 2. #641 G&G Fitness Equipment (3,507 SF) | 13. #487 Jo Jo's Salon & Spa (4,430 SF) |
| 3. #553 Price Brothers (7,504 SF) | 14. #485 Leased (5,270 SF) |
| 4. #549 No Name Cowboy Artisan Beef (1,496 SF) | 15. #465 Available 11/1/2024 (4,725 SF) |
| 5. #547 M3 Machine Shop (2,000 SF) | 16. #461 Leased (3,175 SF) |
| 6. #533 Laser Web Dayton (10,309 SF) | 17. #455 Enterprise Car Rental (1,850 SF) |
| 7. #507 Normandy Banquet Center (4,300 SF) | 18. #453 The Melting Pot (6,000 SF) |
| 8. #503 Submarine House (4,000 SF) | 19. #441 Sylvan Learning Center (2,160 SF) |
| 9. #499 Gem City Games (1,600 SF) | 20. #437 Normandy Square Barbers (1,250 SF) |
| 10. #497 Heavier Than Air (2,025 SF) | 21. #435 Available (1,508 SF) |
| 11. #495 Mega Fitness (4,300 SF) | 22. #431 South Dayton Auto & Truck (5,250 SF) |
| | 23. #443 Paver Planet (1,600 SF) |