

# AVAILABLE



## THE EXCHANGE AT SPRING VALLEY

SR 741/Springboro Pike  
Miami Township, OH 45342



- UP TO 3 ACRES AVAILABLE for retail, hospitality and/or Class A professional/medical office development in Miami Township - no local earnings tax!
- BUILD-TO-SUIT OPPORTUNITIES & FLEXIBLE CONSTRUCTION OPTIONS
- 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



CHRIS CONLEY  
937.531.5514  
cconley@oberer.com

DANIELLE KUEHNLE  
937.531.5528  
dkuehnle@oberer.com

2021 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	9,640	56,248	139,569
TOTAL EMPLOYEES	6,080	36,391	76,086
HH INCOME	\$83,213	\$98,025	\$98,396

WELCOME TO THE REGION WE KNOW

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# THE EXCHANGE AT SPRING VALLEY

N. Springboro Pike & Spring Valley  
Miami Township, OH 45342



**THE EXCHANGE AT SPRING VALLEY**  
STATE ROUTE 741 (SPRINGBORO PIKE)  
TOWNSHIP OF MIAMI, COUNTY OF MONTGOMERY, OHIO

\*\*THIS CONCEPT PLAN WAS COMPLETED WITHOUT AN ALTA SURVEY.\*\*  
THE INFORMATION SHOWN ON THIS CONCEPT PLAN IS TO ILLUSTRATE GENERAL INTENT AND SHALL NOT BE CONSTRUED AS FINAL WITH REGARD TO ANY AND ALL IMPROVEMENTS SHOWN HEREON.

JANUARY 11, 2021

**CONCEPT UTILITY**  
SCALE: 1" = 40'-0" (@24x36)

The information shown on this concept plan is to illustrate general intent and shall not be construed as final with regard to any and all improvements shown hereon.



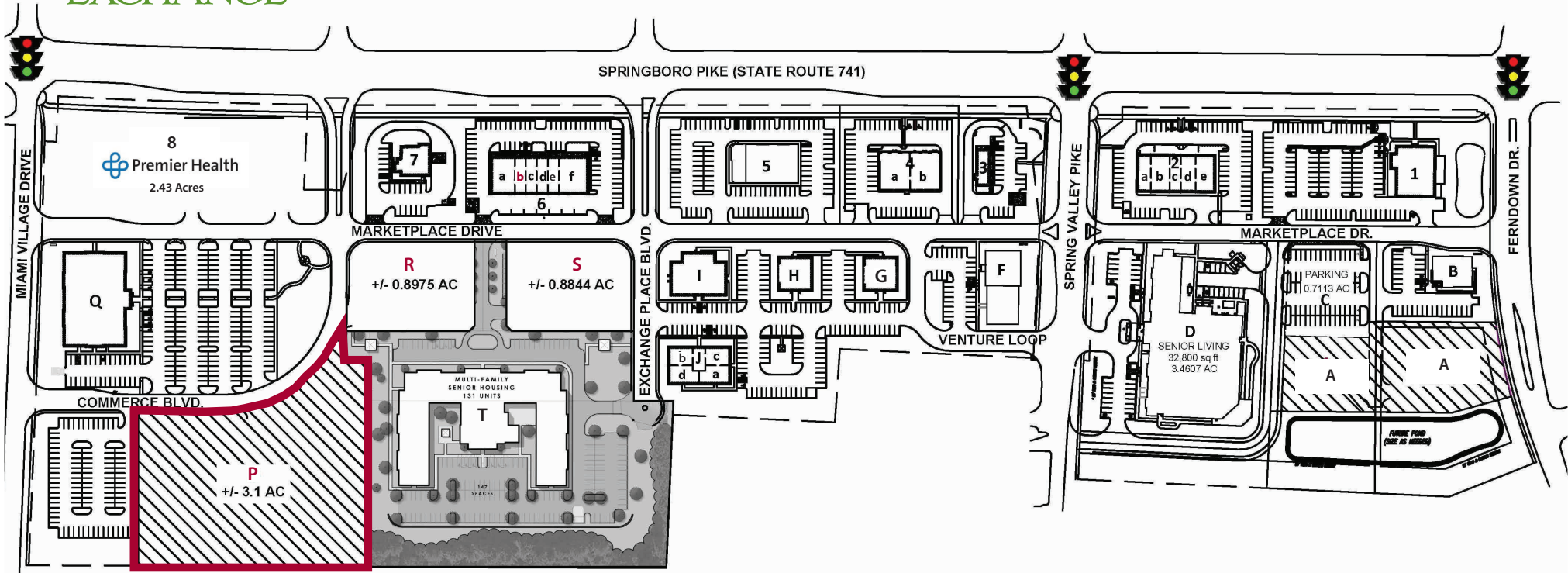
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THE EXCHANGE

## SITE PLAN



### OFFICE SPACE

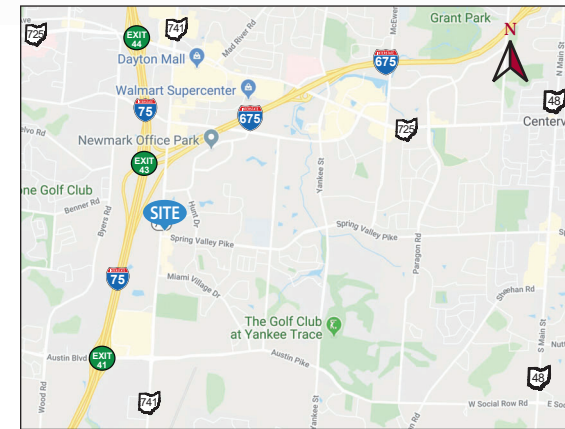
- A. Arthritis & Osteoporosis Center Of Southwest Ohio, Inc.
- B. Smiles at The Exchange (4,001 SF)
- C. Rooster's Parking (0.7113 AC)
- D. River Oaks Senior Care (32,800 SF)
- F. Dr. Striebel, DDS
- G. Scott Miller (4,149 SF)
- H. Mike Ledbetter, Attorney (4,149 SF)
- I. Hopebridge (7,756 SF)
- J. 2955 Exchange Place Blvd.
  - a. Culpepper Law (1,622 SF)
  - b. JDJW Management (1,385 SF)
  - c. ICA (2,505 SF)
  - d. Birchcreek Wealth Management (2,295 SF)
- Q. 2835 Miami Village Professional Building (40,384 SF)

### MIXED USE

- P. AVAILABLE (3.1 AC)
- R. AVAILABLE (0.9 AC)
- S. AVAILABLE (0.88 AC)
- T. Homestead Senior Living (131 Units)

### OUTLOTS & RETAIL SPACE

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. Babylon (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. Premier Health (2.43 AC)



WELCOME TO THE REGION WE KNOW

# THE EXCHANGE AT SPRING VALLEY

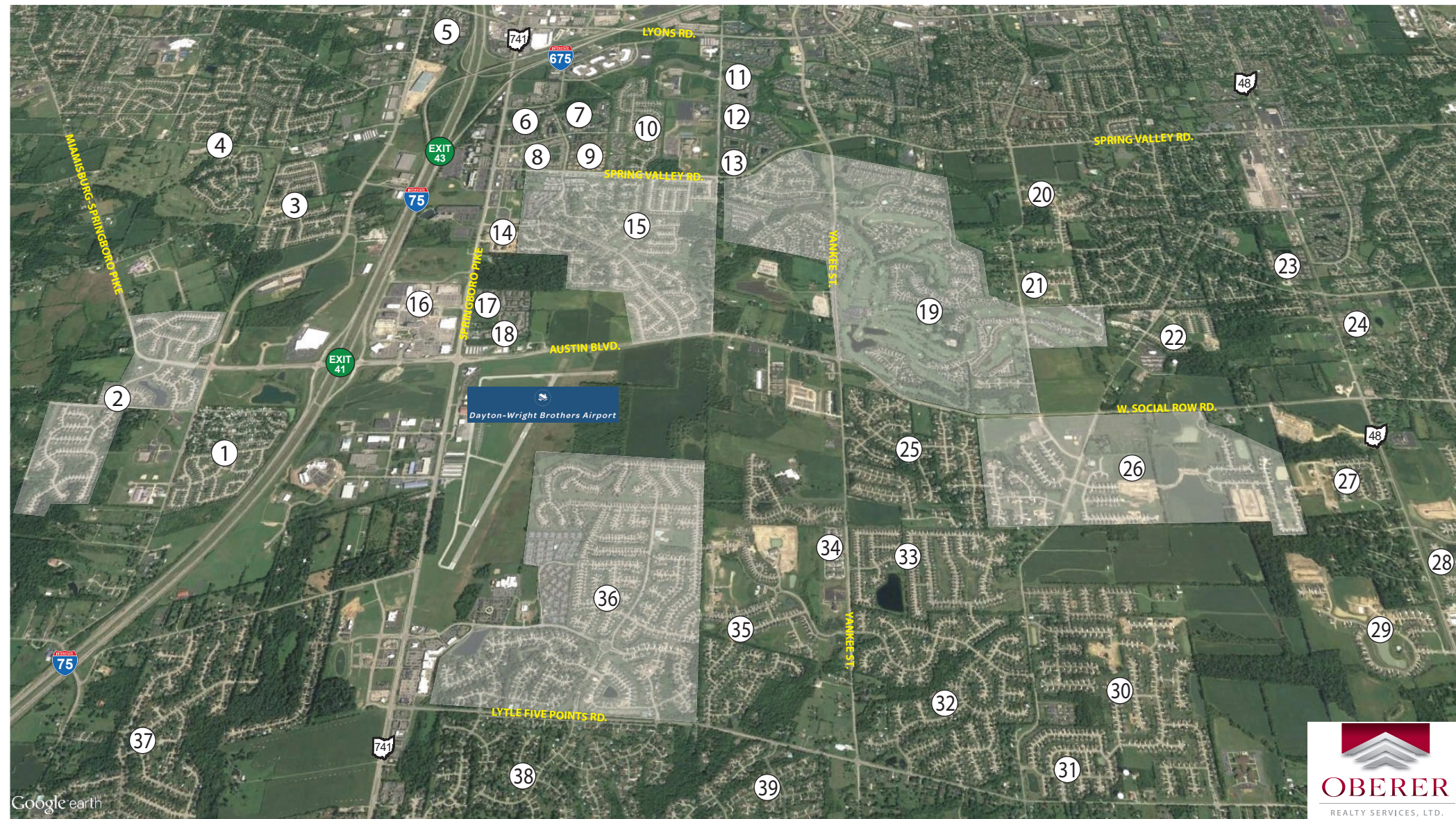


## THE EXCHANGE



WELCOME TO THE REGION WE KNOW

## SOUTH DAYTON HOUSING DEVELOPMENTS



- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>1. Oakwood Village - 509</li> <li>2. Crains Run - 402</li> <li>3. Sidney's Bend</li> <li>4. Pipestone - 1,500</li> <li>5. Autumn Woods - 382</li> <li>6. Hunter's Chase - 292</li> <li>7. Hidden Lakes - 360</li> <li>8. The Club at Spring Valley - 336</li> <li>9. The Conifers - 168</li> <li>10. Heritage Glen - 247</li> </ul>      | <ul style="list-style-type: none"> <li>11. Washington Place - 336</li> <li>12. Waterstone - 288</li> <li>13. Twin Lakes/Twin Lakes West - 195</li> <li>14. Austin Park - 226</li> <li>15. Villages of Miami - 440</li> <li>16. The Flats at Austin Landing - 274</li> <li>17. Covey Run - 138</li> <li>18. Austin Springs - 204</li> <li>19. Yankee Trace - 1,100</li> <li>20. Estates of Paragon - 24</li> </ul> | <ul style="list-style-type: none"> <li>21. Paragon Place - 76</li> <li>22. Somerset - 127</li> <li>23. Edinburgh Village - 80</li> <li>24. Scarborough Village - 56</li> <li>25. Waterbury Woods/Ashbury Meadows - 200</li> <li>26. Washington Trace - 727</li> <li>27. Weatherstone Estates - 93</li> <li>28. Winding Creek - 746</li> <li>29. Soraya Farms - 379</li> <li>30. Glenridge - 241</li> </ul> |
| <ul style="list-style-type: none"> <li>31. Summit Point - 84</li> <li>32. Brookside - 373</li> <li>33. Laurel Glen - 172</li> <li>34. The Falls - 135 constructed, 305 proposed</li> <li>35. The Springs - 469</li> <li>36. Settler's Walk - 1,298</li> <li>37. Royal Springs/Tamarack - 665</li> <li>38. Woodland Greens - 252</li> <li>39. Greenleaf Village - 238</li> </ul> |   |  |