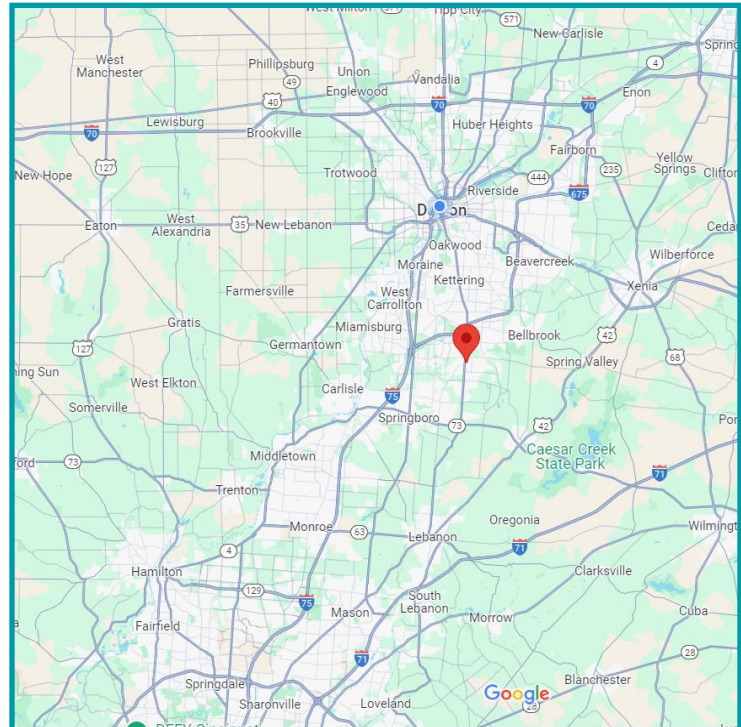




**PROPERTY HIGHLIGHTS**

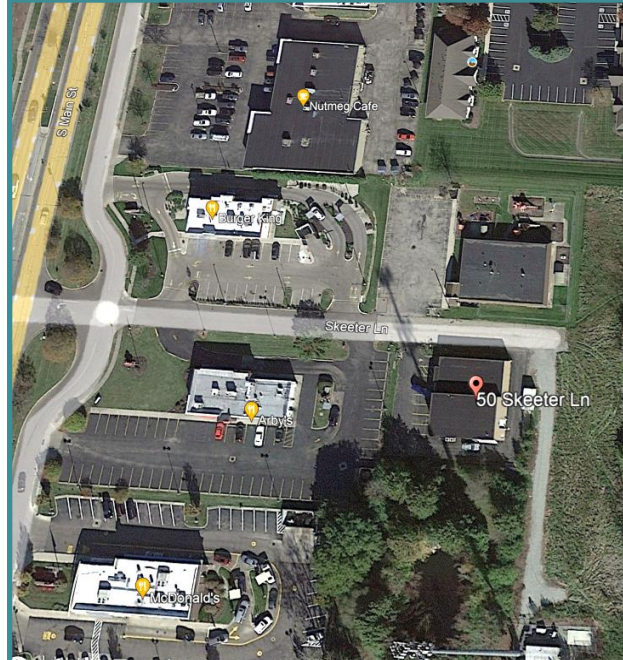
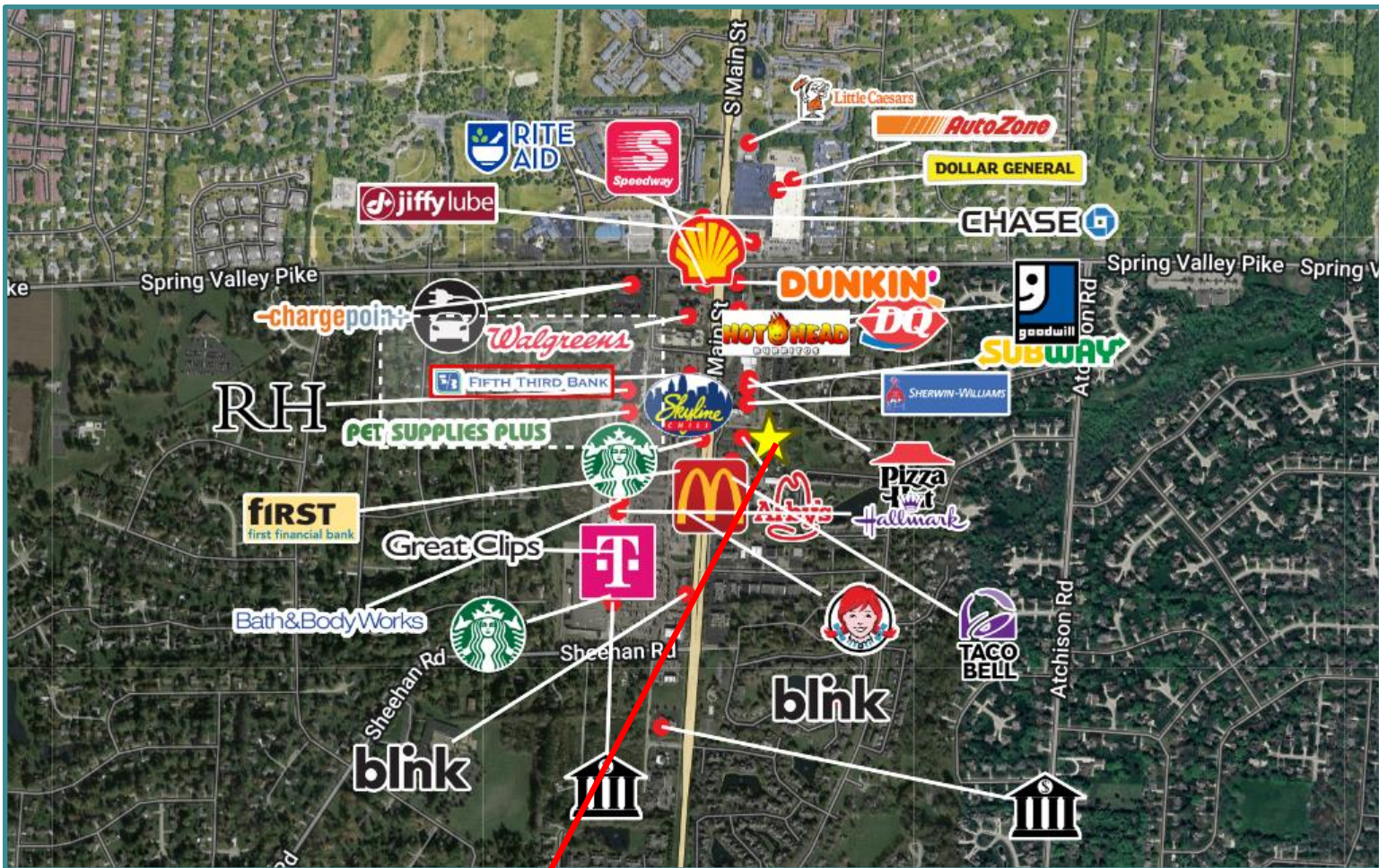
- 5,640 SF Building Gross Floor Area with outdoor fenced-in bonus area with pond!
- Showroom and Warehouse space with a large 12x8 overhead door and 18’ ceilings in the warehouse
- Former Flooring Company
- Located in the Centerville market right off SR 48-Main Street behind Arby’s
- 24,802 cars per day of Main Street
- Great location with easy access
- For Lease \$10.00 PSF + \$2.13 NN



**For More Information, Please Contact:**

**Tracey Herron | Sr. V.P. of Sales & Leasing**  
Mobile: 937.216.4636  
therron@equity.net





DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,246	56,464	133,076
Average HH Income	\$148,794	\$166,629	\$155,808
Daytime Population	3,008	31,278	71,269

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner



