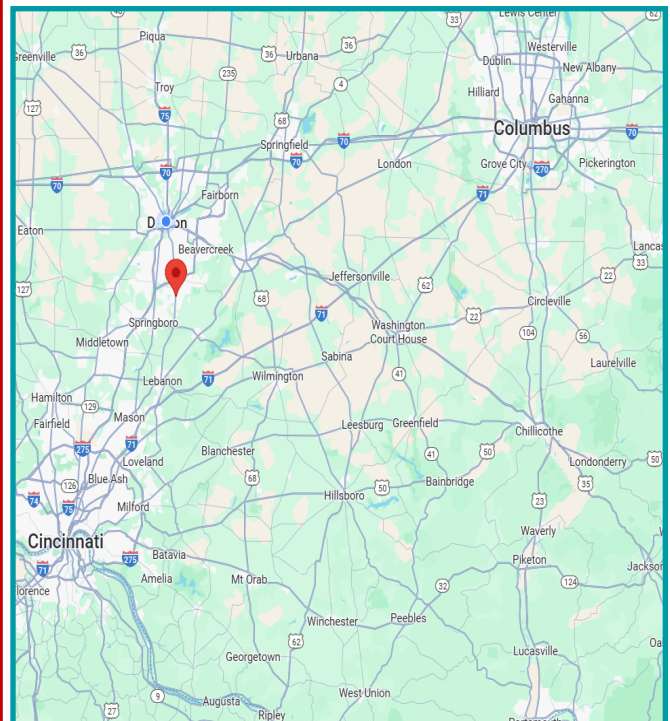




## PROPERTY HIGHLIGHTS

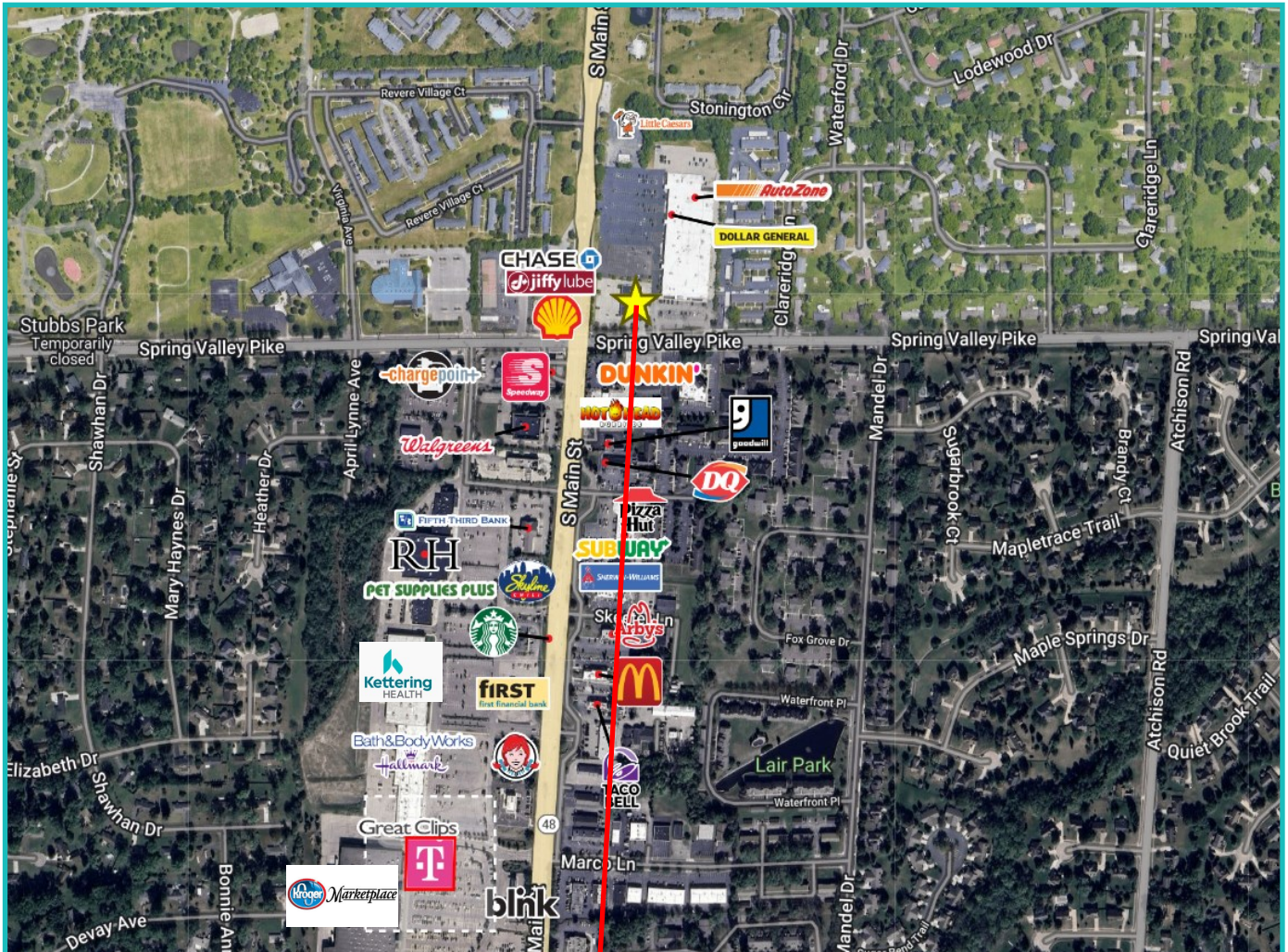
- 11,253 Square Feet
- 1.256 acres built in 1998; Freestanding former Rite Aid with open floor plan
- Drive-thru pick-up window with canopy
- Three entrances with one large monument sign at the corner of S Main St & Spring Valley Pike with 39,890 cpd at intersection
- Excellent visibility located at traffic light in a well-established retail corridor adjacent to Kettering Health new 66,000 sf medical office building and a 148,000 sf Kroger Marketplace
- Located on SR 48 Centerville's major throughfare in a high growth area
- 141,088 Residents in Primary Trade Area with an average household income of \$148,215
- For Lease: \$15.25 + \$2.51NN
- **Flexible Options Available**  
Ownership is open to leasing the whole space or ground leasing the pad
- **Call Now for Details and to Schedule a Tour!**



### For More Information, Please Contact:

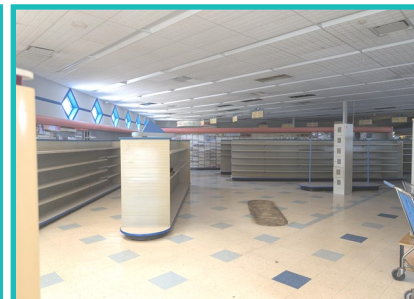
**Kelly Gray | Vice President, CCIM**  
Mobile: 937.470.3002  
kgray@equity.net

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





Item	Area
RETAIL STORE - 034:RETAIL STORE	11253
CANPY RF-GD - CP9:CANOPY RF-GOOD	145
ENCLSD ENTRY - EE1:ENCLOSED ENTRY	96
ASPH PAVE - C11:ASPHALT OR BLACKTOP PAVING	23000
CANPY RF/SLB - CP6:CANOPY ROOF/SLAB	391



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	8,417	58,316	141,088
Average HH Income	\$125,957	\$155,100	\$148,215
Daytime Population	3,406	32,017	69,068

