

RETAIL | FOR LEASE

ANCHOR BOX AVAILABLE

890 S Main Street, Centerville, OH 45458
25,000 SqFt - 40,000 SqFt

CONTACT US



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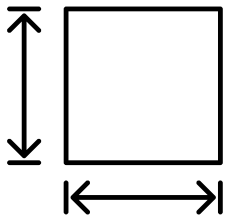


The Offering

3CRE is pleased to offer a premier retail opportunity at our 25,000-40,000 SqFt New Warm White Box space in Centerville, Ohio. This versatile space is ideal for a variety of retail uses, **including grocery, department stores, soft goods, food services, and entertainment.**

Located at the high-traffic intersection of OH-48 and Spring Valley Pike, this site ensures maximum visibility and exposure. Surrounded by a thriving retail environment and residential community, it attracts both local and regional customers. Centerville offers a strong blend of suburban appeal and commercial vitality, making it an ideal location for businesses looking to expand or establish a presence in a dynamic market.

Space Highlights



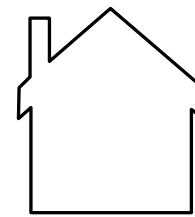
TOTAL SQUARE FEET
25,000 - 40,000



DOCK DOOR
(1) Standard



CLEAR HIEGHT
16.5'



SPACE CONDITION
**NEW WARM
WHITE BOX**



VEHICLES PER DAY
35,216

TENANT
MIX

DOLLAR GENERAL

Club 51
FITNESS

**Auto
Zone**



CDVA
The Complete Women's Practice

El Toro
Mexican Bar & Grill

OHLQ
OHIO LIQUOR

LEASING SUMMARY

ADDRESS:

*890 South Main Street,
Centerville, oh 45458*

LEASE RATE:

Negotiable

SUBMARKET:

*Centerville, Ohio*SPACE
CONDITION:*Warm White Box*AVAILABLE
SQUARE FT:*25,000-40,000 Square
Feet*

CLEAR HEIGHT:

16.5'

SPRINKLERS:

Wet Sprinkler System

PARKING:

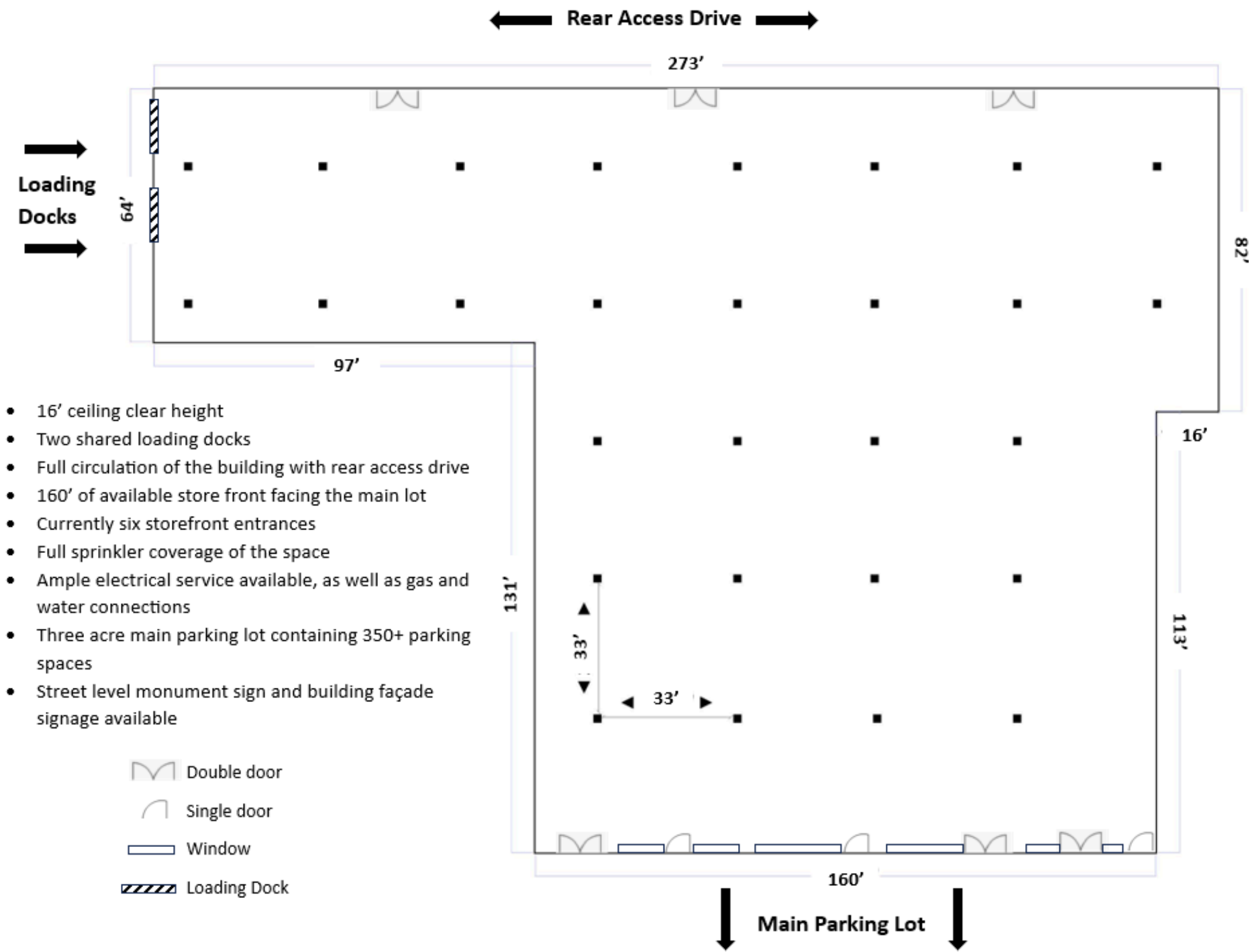
Surface Lot

ZONING:

*B-2 (General Business
District)*



	TENANT	SIZE (SF)
A	LOOSE ENDS BREWING CO	9,800
B	AUTOZONE	7,608
C	DOLLAR GENERAL	7,402
D	AVAILABLE SPACE	25,000 to 40,000
E	EL TORO MEXICAN BAR AND GRILL	4,827
F	CENTERVILLE LIQUOR AND WINE	6,149
G	COVA MED SPA	3,850
H	CLUB 51 FITNESS	26,500



- 16' ceiling clear height
- Two shared loading docks
- Full circulation of the building with rear access drive
- 160' of available store front facing the main lot
- Currently six storefront entrances
- Full sprinkler coverage of the space
- Ample electrical service available, as well as gas and water connections
- Three acre main parking lot containing 350+ parking spaces
- Street level monument sign and building façade signage available









DENSE RESIDENTIAL AREA



TACO BELL
QUICK SERVICE RESTAURANT



MCDONALD'S
QUICK SERVICE RESTAURANT



WENDY'S
QUICK SERVICE RESTAURANT



KROGER
GROCERY STORE



STARBUCKS
COFFEE SHOP



ARBY'S
QUICK SERVICE RESTAURANT



HOT HEAD BURRITOS
QUICK SERVICE RESTAURANT



DUNKIN'
COFFEE SHOP



WALGREENS
CONVENIENCE STORE



SPEEDWAY
GAS STATION



SHELL
GAS STATION



RITE AID
CONVENIENCE STORE

SOUTH MAIN STREET



KABUKI
RESTAURANT

	1 MILE	3 MILE	5 MILE
POPULATION	8,318	53,730	131,001
AVERAGE HOUSEHOLD INCOME	\$97,570	\$123,355	\$116,071
NUMBER OF HOUSEHOLDS	3,691	22,956	55,001
MEDIAN AGE	41.1	45.1	42.1
TOTAL BUSINESSES	466	3,734	7,642
TOTAL EMPLOYEES	3,660	31,183	68,684



Dayton

OHIO

**OVER \$1 BILLION
DOLLARS IN
DEVELOPMENT**

DAYTON, OHIO

Dayton, Ohio, is transforming into a **Midwest hub for innovation and growth, driven by industries like aerospace, advanced manufacturing, and technology.** Anchored by Wright-Patterson Air Force Base, the city is emerging as a leader in defense and digital manufacturing. Downtown revitalization projects like the Water Street District and Dayton Arcade are adding commercial, residential, and green spaces, attracting young professionals and families with an affordable housing market and strong job growth.

Centerville is a rapidly growing suburb with a strong housing market, excellent schools, and a high quality of life, making it a desirable location for both residents and businesses. The area offers prime commercial real estate opportunities, ideal for national retailers looking to expand in a thriving market. Located at the high-traffic intersection of OH-48 and Spring Valley Pike, this site ensures maximum visibility and exposure, making it an excellent choice for businesses seeking to reach a broad customer base in a dynamic, expanding community.

890 SOUTH MAIN STREET, CENTERVILLE, OH 45458

DAYTON ACCOLADES

#36 In National Universities

University of Dayton (US NEWS)

#4 Best City for Young Professionals

Dayton Daily News

Top Tech City in Ohio:

Site Selection Magazine - "Top 10 Tech Cities in Ohio"

Top 50 Cities for Economic Growth:

Forbes - "Best Cities for Economic Growth"

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3CRE Advisors is a multi-state brokerage that has expertise in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. Contact our Retail Services Group for any of your retail assignments. Visit us at any of our offices listed below or on our website at 3CRE.com

