

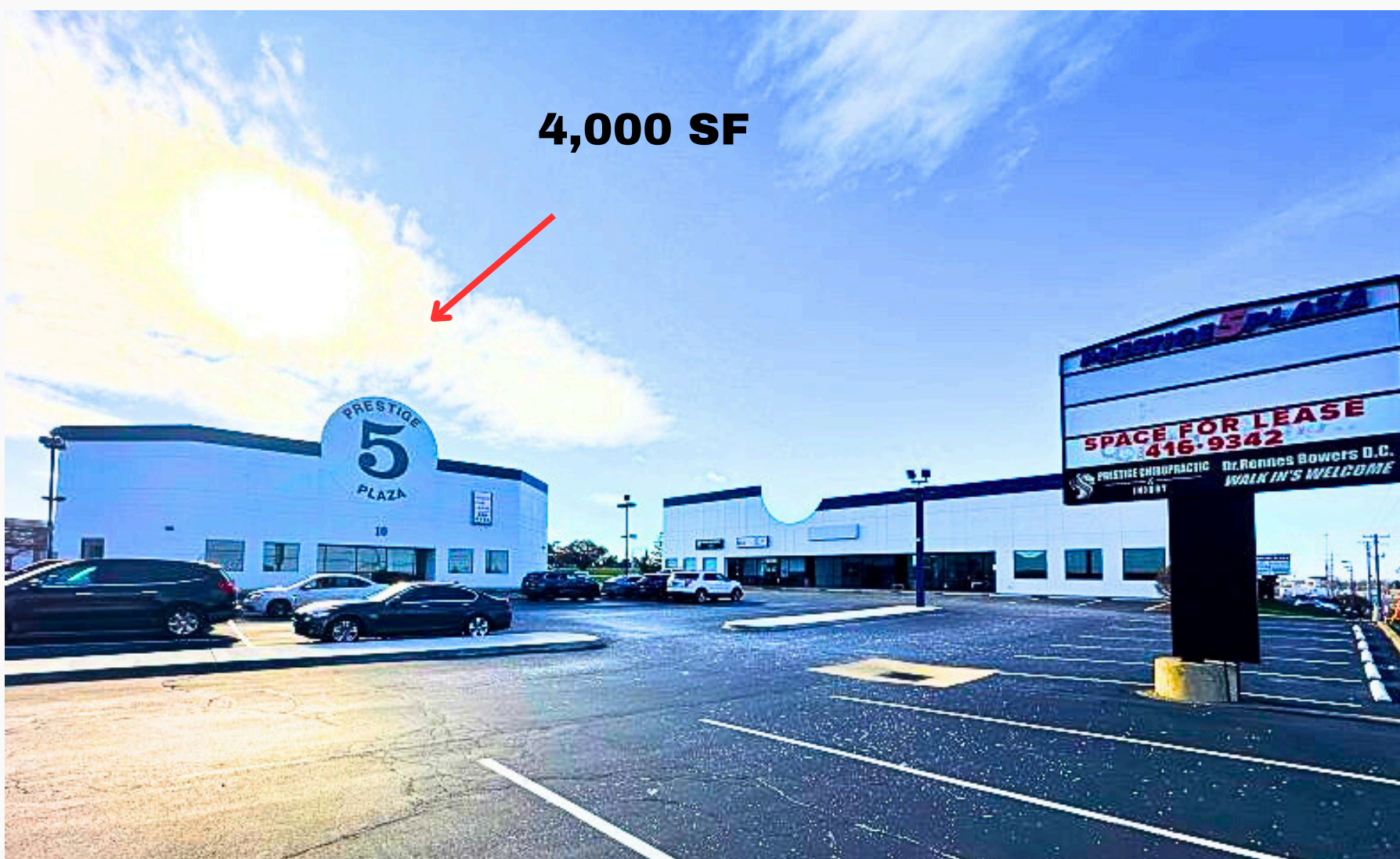


**Crest**  
Commercial Realty

**Office / Retail / Medical**



**FOR LEASE**



### Property Highlights

- Two buildings positioned in Dayton's dominant retail trade area, just off I-75.
- Prime location offers prominent signage, excellent visibility, and ample parking.
- Facing Centerville Miamisburg Rd. w/access from Prestige Plaza Dr.

### Available Space

10 Prestige Plaza is a free-standing office building.

- 4,000 SF.
  - \$14/SF + \$3/SF, NNN

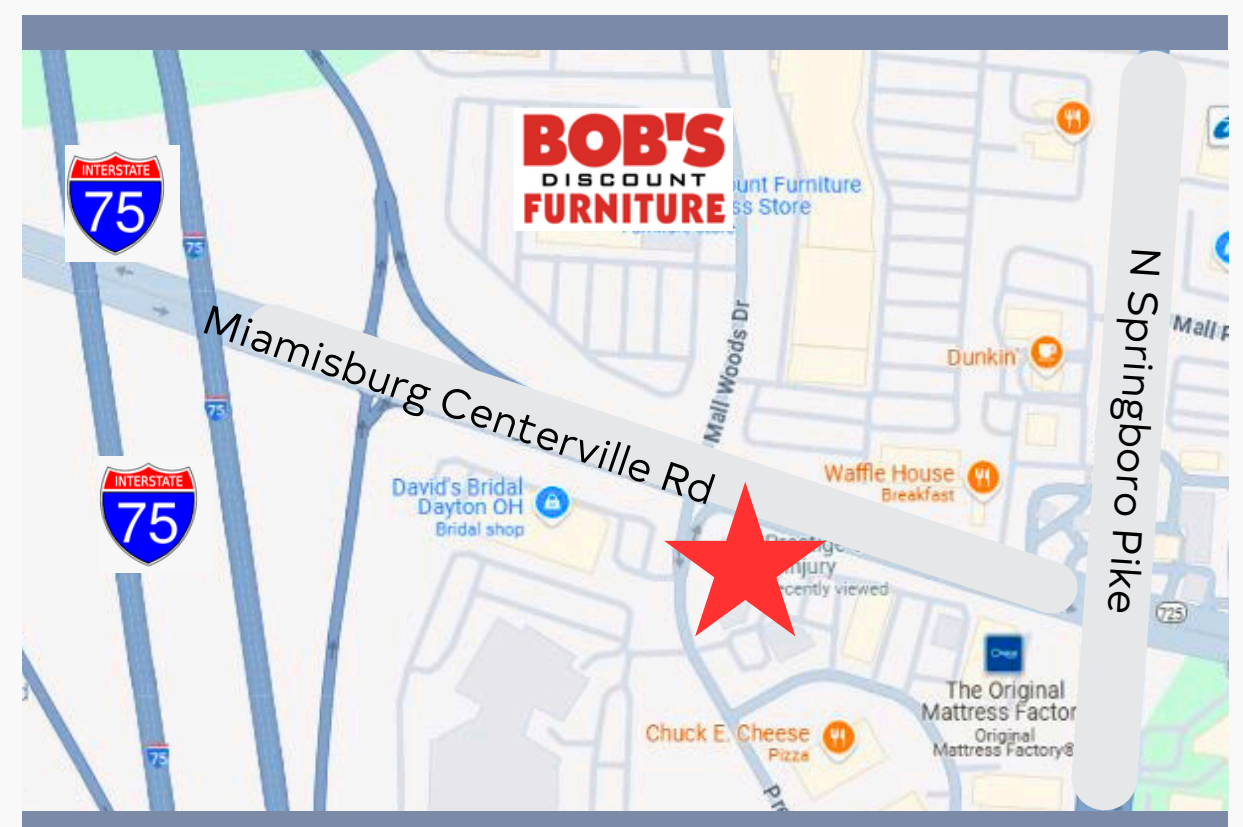
8 Prestige Plaza, multi-unit building for office/retail/medical.

- Unit 107 ~ 4,000 SF.
  - Former Urgent Care.
  - LR: \$18/SF + \$3/SF, NNN.
- Unit 108 ~ 2,200 SF.
  - In-line location.
  - LR: \$14/SF + \$3/SF, NNN.

**Tim Albro**



937-222-1600, ext 104  
talbro@crestrealtyohio.com



6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459

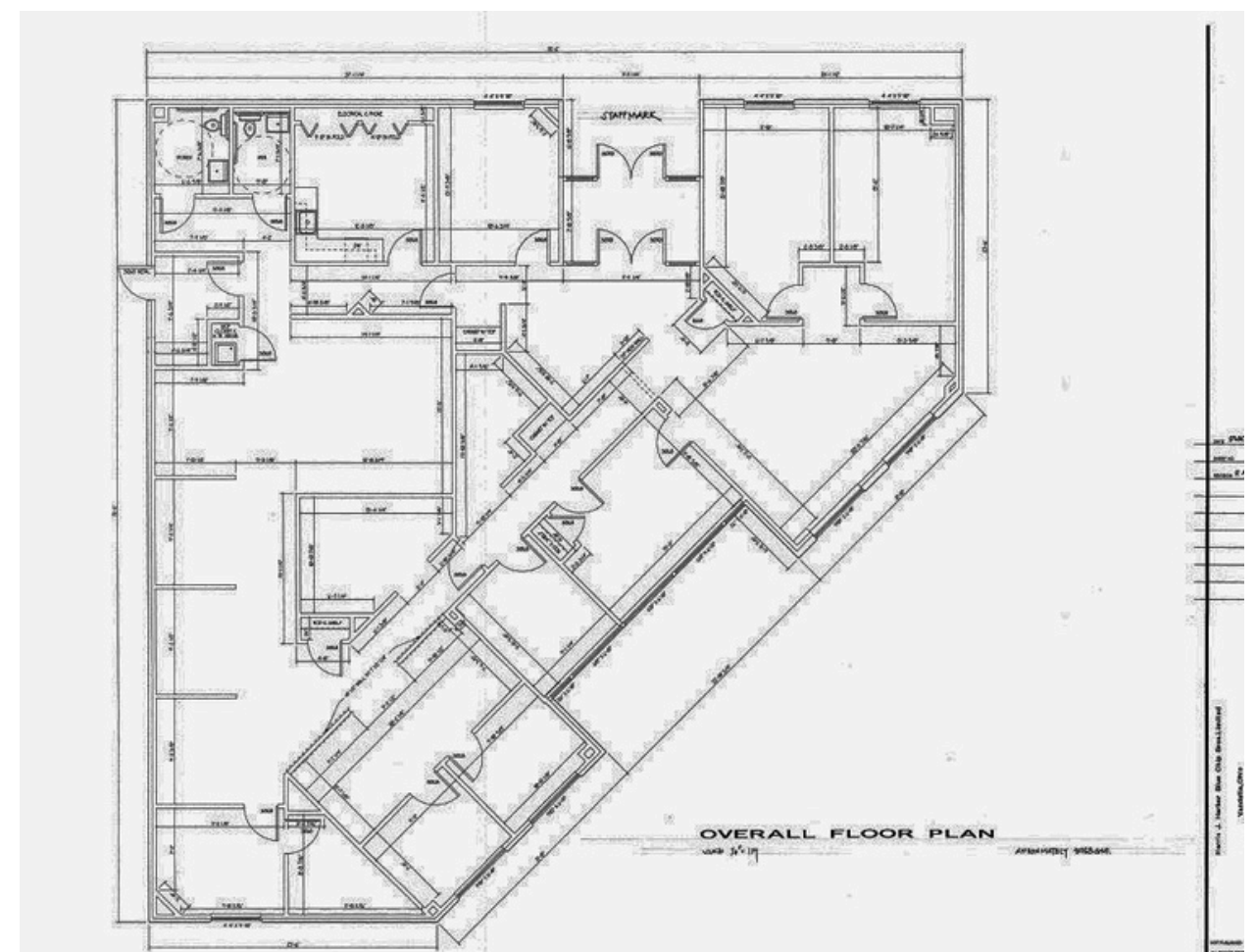
# Office

4,000 SF



## 10 Prestige Plaza

- 4,000 SF.
- Free-standing building.
- Open reception with dedicated entrance, kitchenette.
- Mix of private offices, common space.
- Neutral colors and light-filled throughout ~ move-in ready!
- Ample parking and easy access.
- Lease Rate: \$14/SF + \$3/SF, NNN

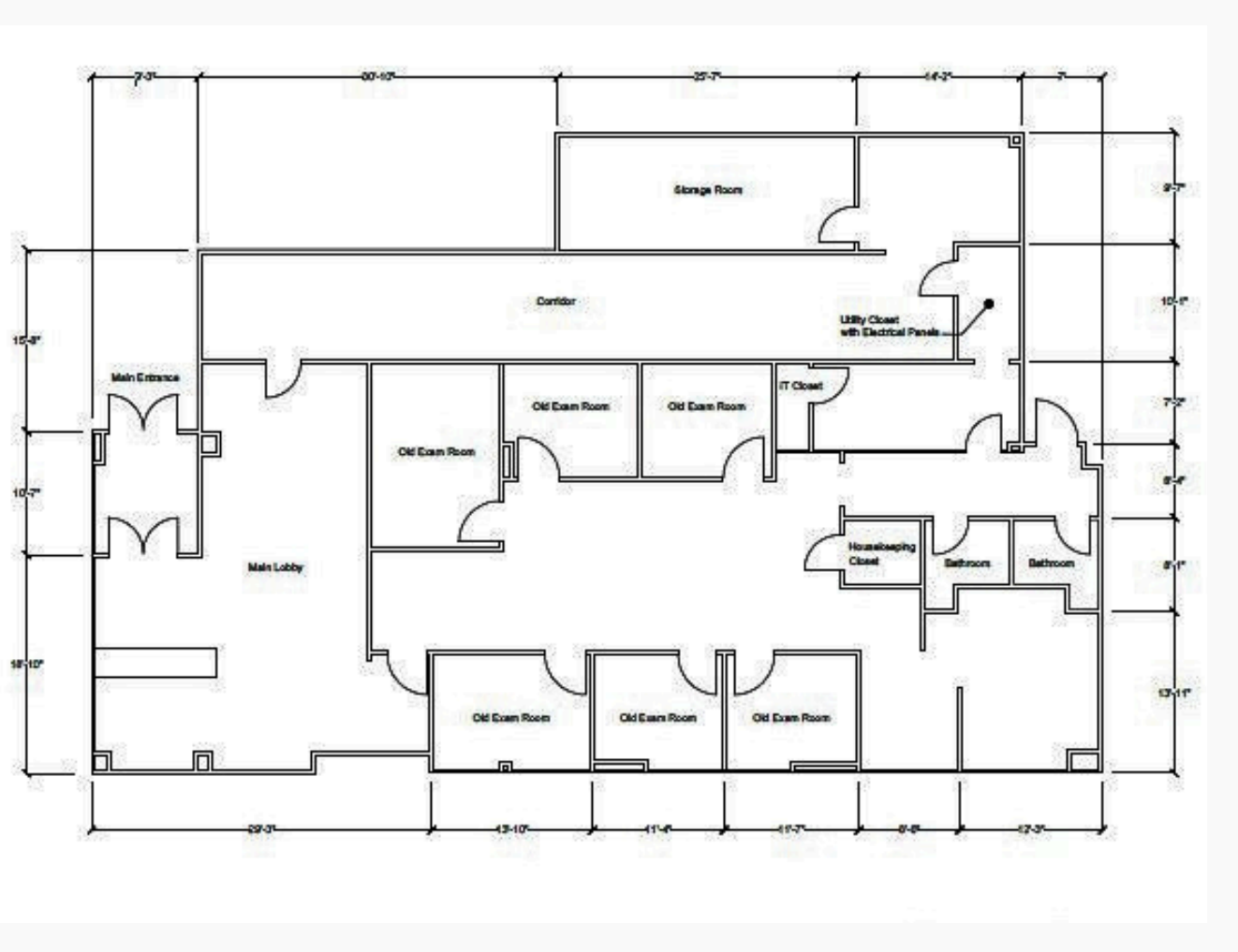
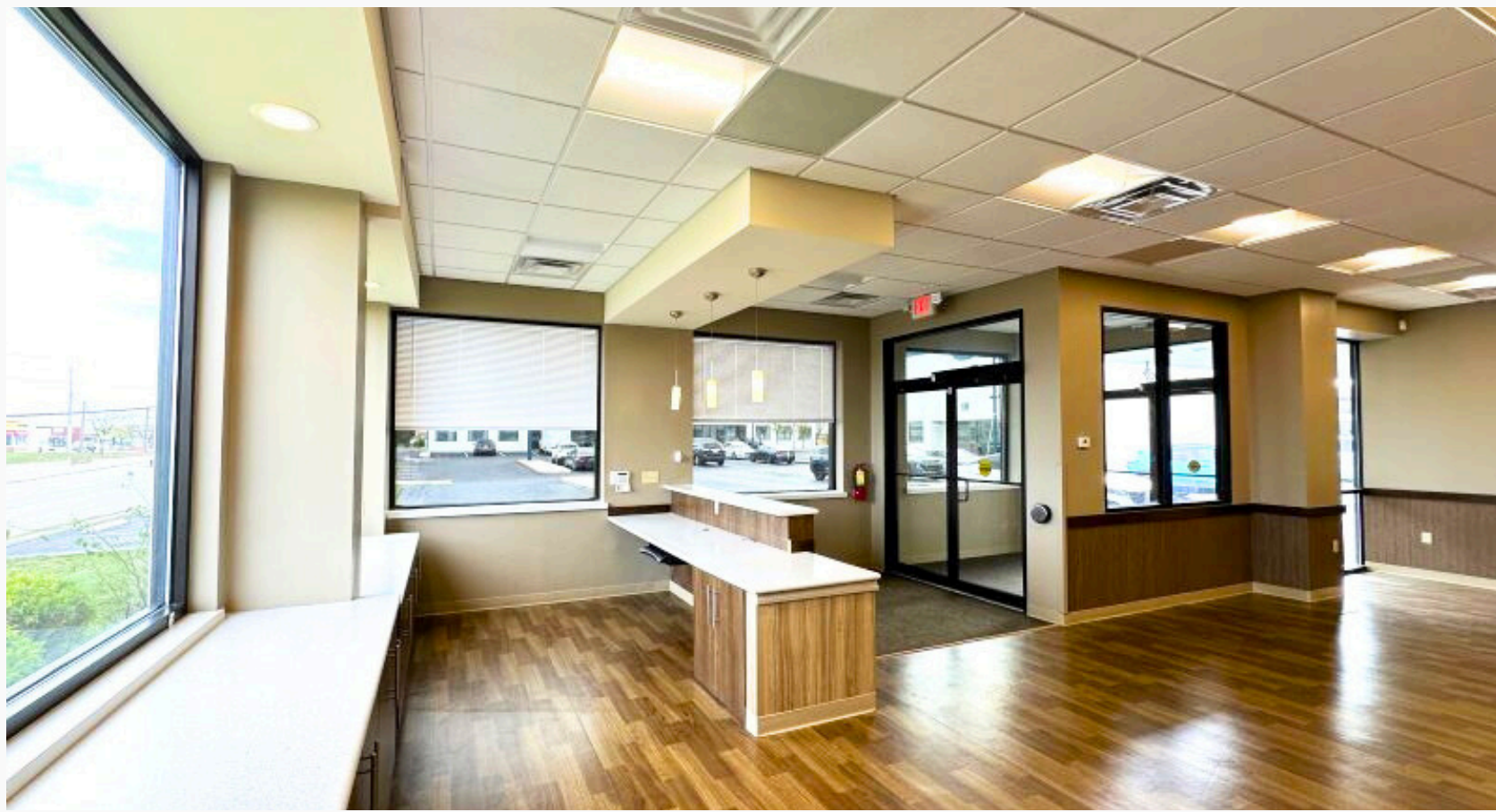


# Medical



## 8 Prestige Plaza

- 4,000 SF.
- Former Urgent Care location.
- Corner position offers great visibility!
- Updated interior with high-end finishes.
- Large reception/waiting room, exam rooms and common work space.
- Entrance vestibule, light-filled space.
- Attached flex space offers additional SF to expand or for storage.
- Lease Rate: \$18/SF + \$3/SF, NNN



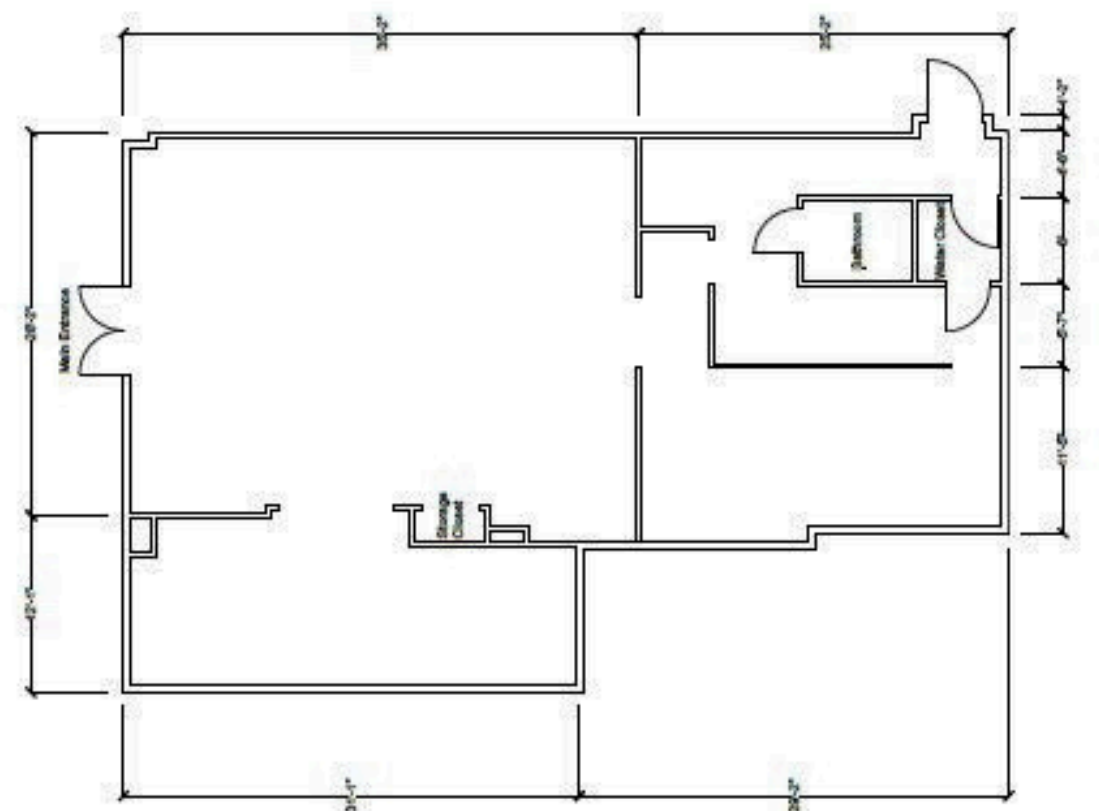
# Retail / Office

2,200 SF



## 8 Prestige Plaza

- 2,200 SF.
- Ready to be customized!
- In-line location with parking in front.
- High ceilings and flexible, open space.
- Perfect for retail or office.
- Front and rear window exposure.
- Lease Rate: \$14/SF + \$3/SF, NNN.



Overall Floor Plan | 1

# Demographics

	2 miles	5 miles	10 miles
2024 Population	29,805	132,787	429,291
2024 Households	13,859	57,035	178,946
Home Value	\$190,380	\$215,337	\$188,377
Average Household Income	\$85,977	\$99,175	\$88,065

# Traffic Count

Miamisburg Centerville Rd & Prestige Plaza Dr. 34,762 VPD

\*\* Information from Costar, 2024



- ① Leslie's Pool Supplies
- ④ Union Savings Bank
- ⑧ Comfort Suites
- ② Arthur Murray Dance
- ⑤ LoanMax
- ⑨ Key Bank
- ③ David's Bridal
- ⑥ Bright Now! Orthodontics
- ⑩ Matt Castrucci Honda
- ⑦ Chuckie Cheese

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