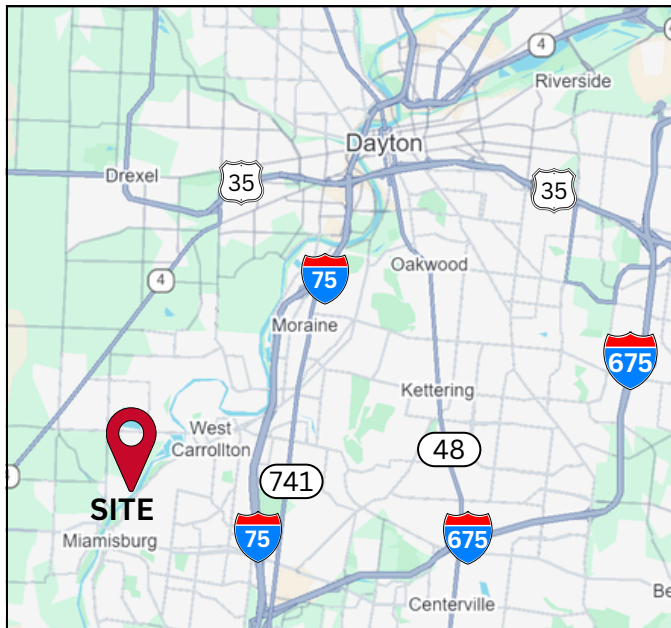


Commercial Realty Associates, Inc. **FOR SALE** INVESTMENT

40 N MAIN STREET
MIAMISBURG, OH 45342

The Shoppes On Main



PROPERTY SUMMARY

Building Size: 6,216 Sq Ft
Lot Size*: .53 AC
Sale Price*: \$845,000

Municipality: Miamisburg
County: Montgomery
Zoning: CBD-1

***Adjacent Lot:** Including .3 AC vacant lot, North of site!

LOCATION HIGHLIGHTS

- Shoppes on Main is located in vibrant downtown Miamisburg, Ohio. The city is known for its community feel and events, boasting a charming historic downtown with unique shops, local restaurants, and historic buildings, including Baum Opera House and Gebhart Tavern.
- Located directly on Main St, just steps from the newly renovated Riverfront Park and Ginkgo Ampitheater, hosting concerts, festivals, and other events along the Great Miami River.
- Steps from the Great Miami River Trail, an extensive and popular trail for hiking and biking.

PRESENTED BY: **ASHLEY SCHNEIDER**
Director of Sales & Leasing
Direct: 312/343-1316
Email: Ashley@cra-dayton.com

7071 Corporate Way, Suite 200 | Centerville, OH 45459
Office: 937/433-9000

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The Shoppes On Main

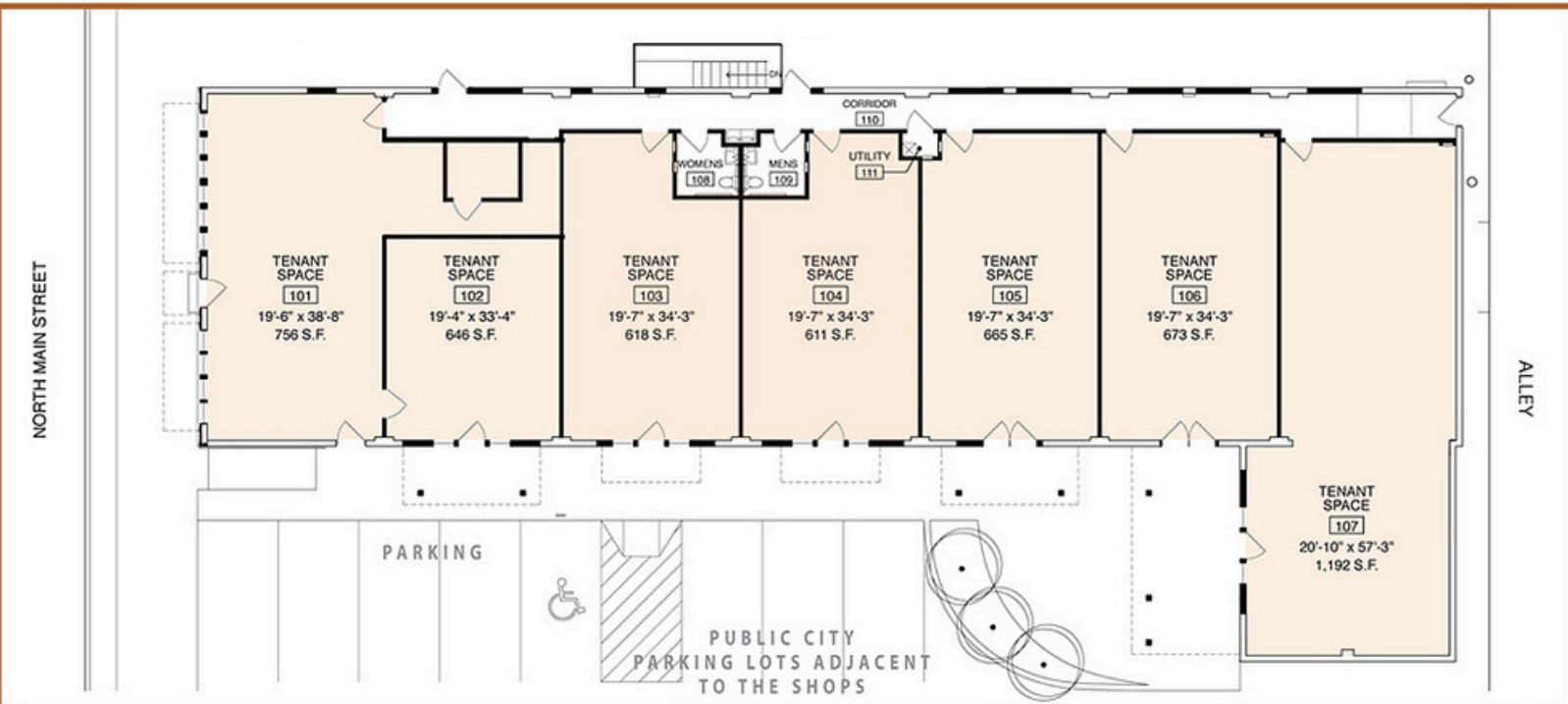


PROPERTY HIGHLIGHTS

- Prime investment opportunity to own a fully occupied, multi-tenant property in downtown Miamisburg! Diverse, multi-tenant building with (7) seven suites ranging in size from 665 Sq. Ft to 1,192 Sq. Ft.
- Tenants pay utilities and pro-rata share of CAM expenses.
- Renovated and updated suites offering an abundance of light.
- Highly visible location, with on-site parking at the door. Additional public parking is available in the adjacent public parking lot, as well as street parking along Main Street.



FLOOR PLAN



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The Shoppes On Main

SITE PLAN



DEMOGRAPHICS

<u>2024 DEMOGRAPHICS</u>	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION	5,627	29,811	80,555
HOUSEHOLDS	2,420	12,702	34,764
AVERAGE HOUSEHOLD INCOME	\$77,487	\$83,758	\$84,113
DAYTIME EMPLOYEES	2,184	13,665	40,265

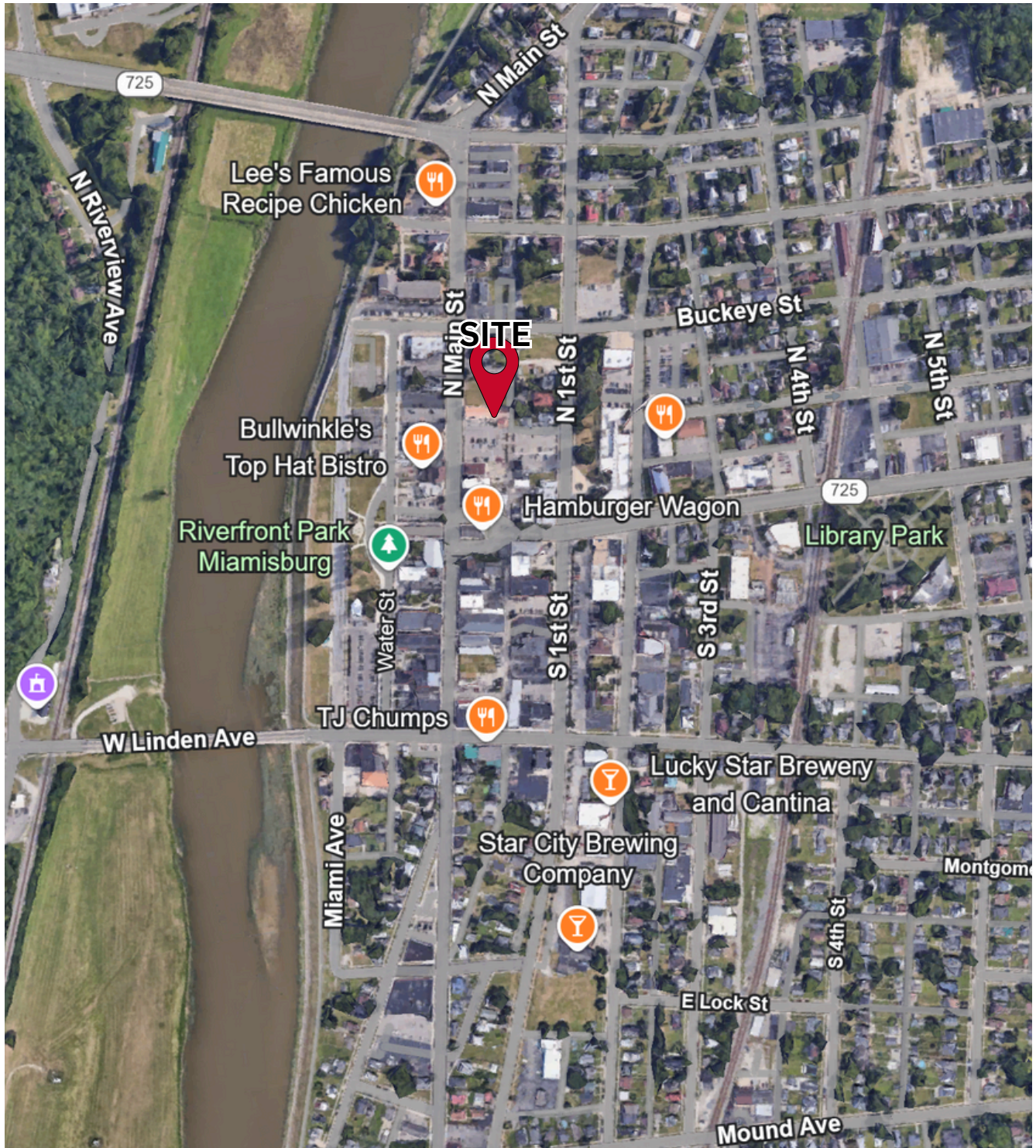
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The Shoppes On Main

LOCATION MAP



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