

AVAILABLE FOR SALE

FREE STANDING BUILDING | 2285 E. Central Ave, Miamisburg, OH



CONTACT:
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WELCOME TO THE REGION WE KNOW

OBERER REALTY SERVICES, LTD.
937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com



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PROPERTY HIGHLIGHTS

- For Sale
- 3,388 SF free standing building
- 0.74 acres
- Existing bar
- Excellent visibility
- Corner location at signalized intersection
- Great owner operator opportunity
- Directly across the street from new Sheetz



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,247	57,396	114,877
Total Employees	7,984	33,549	75,562
Total HH Income	\$71,249	\$85,464	\$95,549



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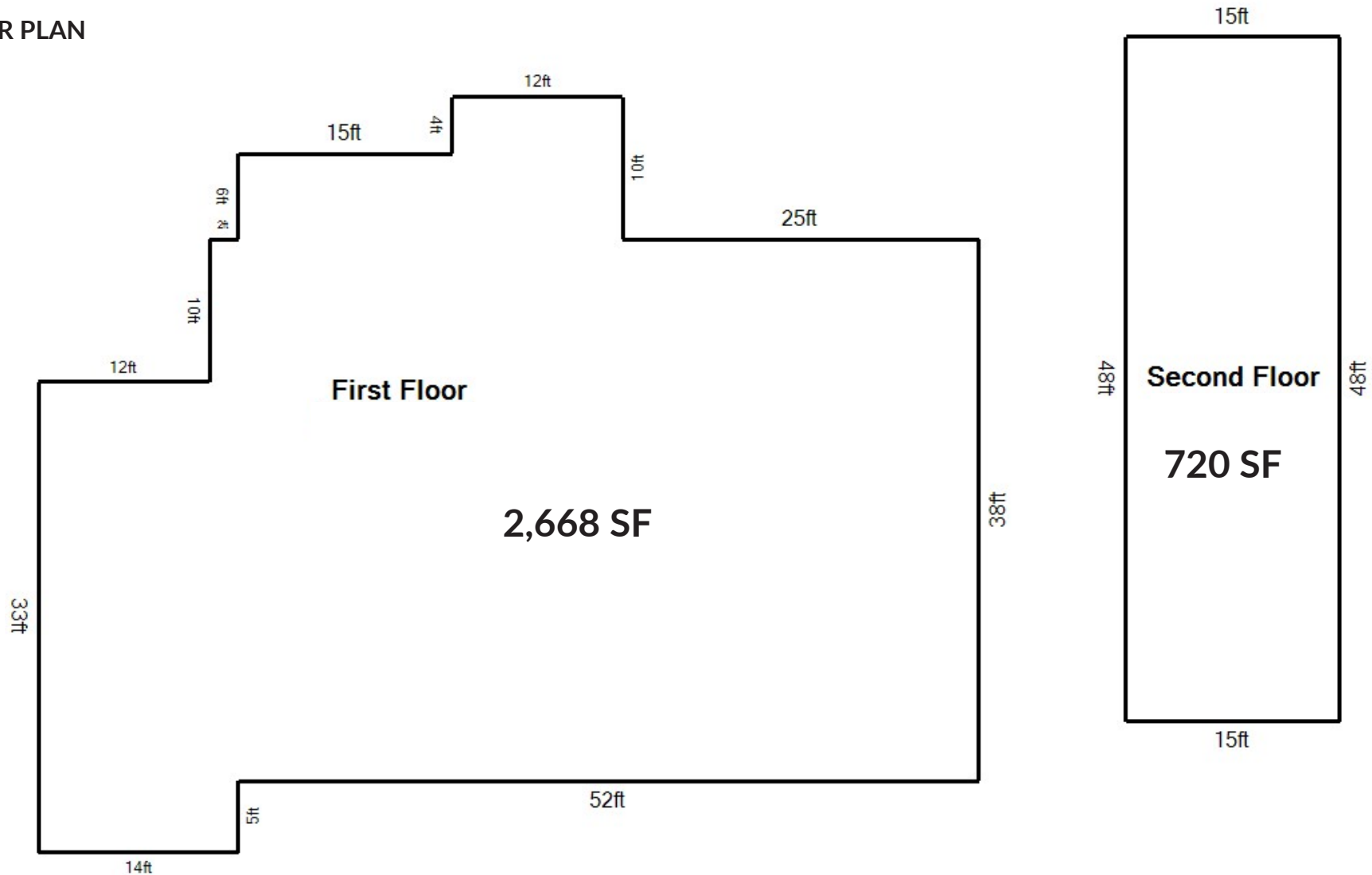
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FLOOR PLAN



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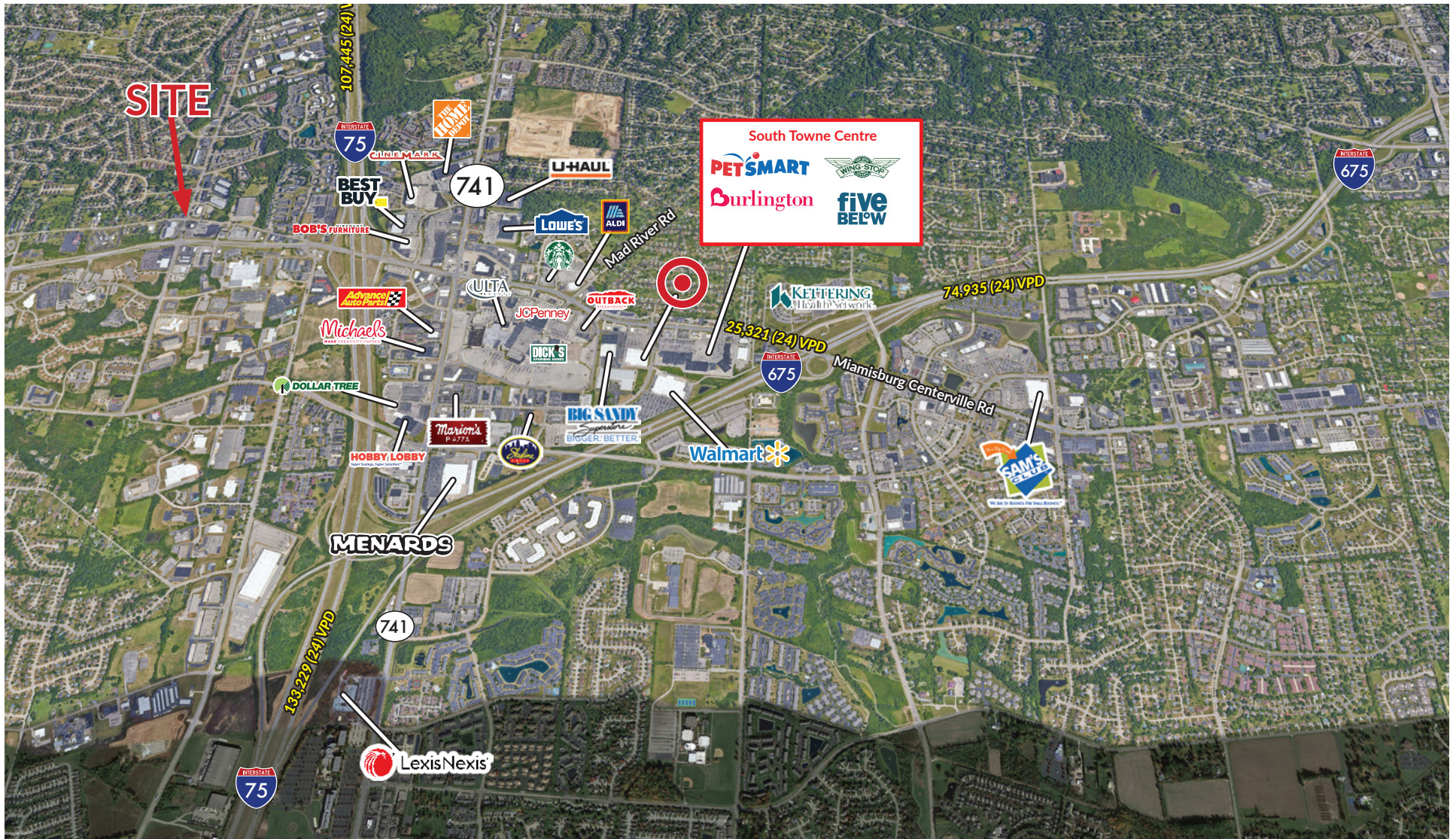
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