

# Retail/Office Space for Lease

**RICHARD  
FLAGEL REALTY  
INC.**

RETAIL • OFFICE  
SALES • LEASING • MANAGEMENT



**Richard Flagel**  
937-433-4123 ext. 205  
937-433-4093 (Fax)  
rflagel@flagelrealty.com  
www.flagelrealty.com

**440 - 448 S. Main St.  
Englewood, OH 45322**

- 500 sf - 3,195 sf retail/office space available
- Great Visibility on SR 48 (Main Street)!
- Affordable lease rates!
- Growth or Consolidation Opportunities
- Located near I-70 and I-75
- Close to: Samaritan North Health Center, Englewood Dam and numerous restaurants
- Englewood voted Best Overall Community in the Dayton/Springfield Metro Area



### **Demographics:**

| <i>Population</i> | <i>Average Household Income</i> |
|-------------------|---------------------------------|
| 1 Mile - 5,771    | 1 Mile - \$ 59,214              |
| 3 Mile - 30,827   | 3 Mile - \$ 77,324              |
| 5 Mile - 59,770   | 5 Mile - \$ 72,970              |



8120 Washington Village Drive, Dayton, Ohio 45458 • 937-433-4123 • 937-433-4093 Fax  
"The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice."



Member  
International Council of  
Shopping Centers

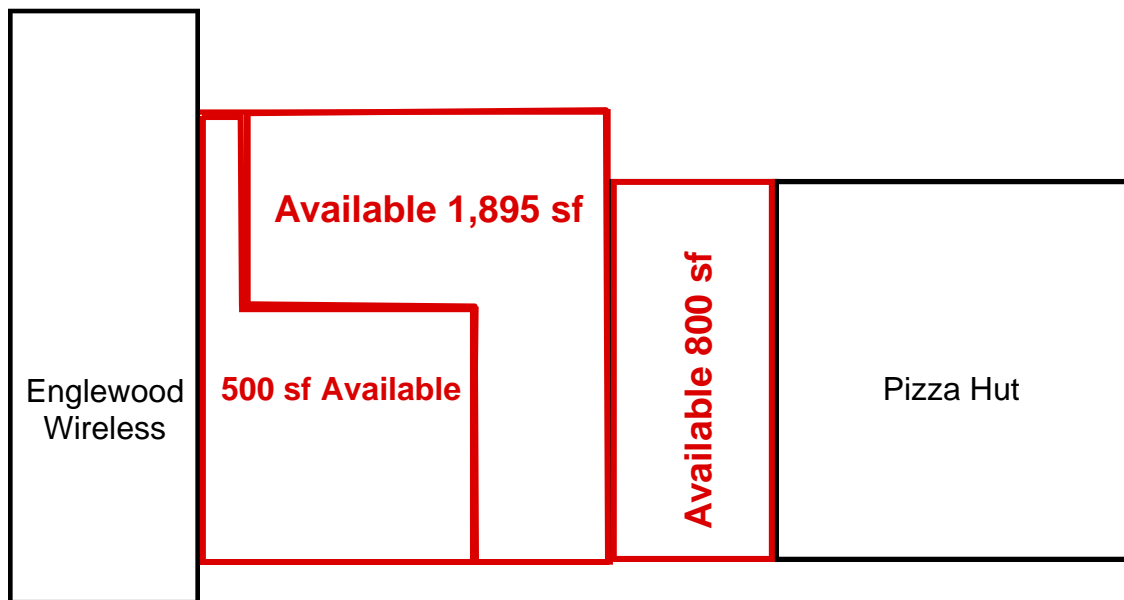
800 sf - 3,195 sf Available



**Available**



Site Plan



\*Floor Plan for Demonstration Purposes Only - Not to Scale