

# Retail 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

**Mike Thuenen**  
937-433-4123 ext. 215  
937-433-4093 (Fax)  
mthuenen@flagelrealty.com  
www.flagelrealty.com



5097-5103 Springboro Pike  
West Carrollton, Ohio 45439

**LAST SPACE AVAILABLE**

**1,035 sf** retail space available  
Only One Space Remaining  
Below Market Rents!  
**Motivated Owner!**

**23,800 cars/day on  
Springboro Pike**

**Check out these demographics**  
*34,000+ employees, almost 50,000 residents  
with \$79,575 avg. household income in a  
**3 mile radius!***

**Demographics:**

<u>Population</u>	<u>Average Household Income</u>
1 Mile - 8,805	1 Mile - \$70,802
3 Mile - 49,273	3 Mile - \$79,575
5 Mile - 166,002	5 Mile - \$72,250



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."

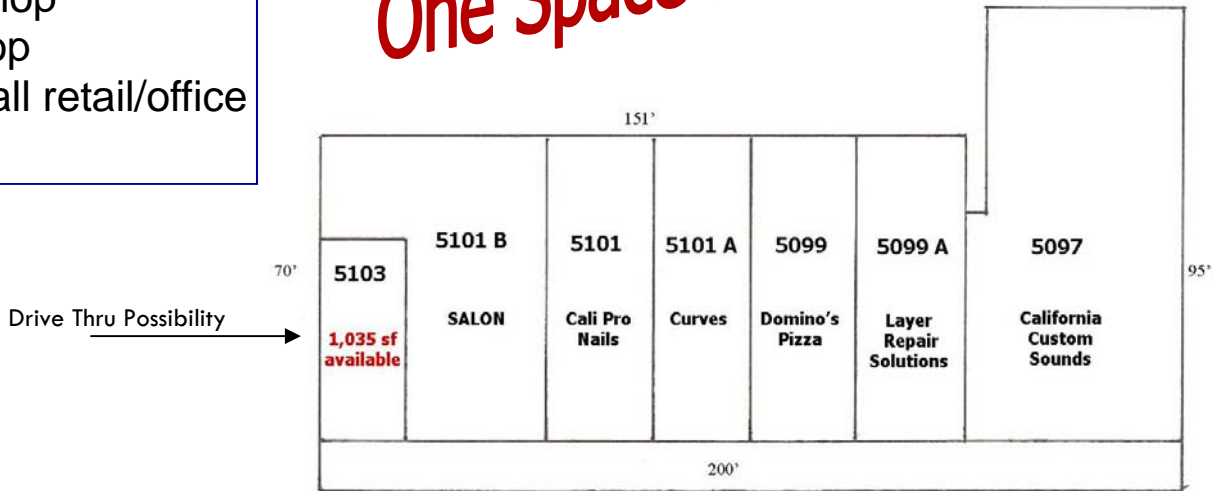


1,035 sf available

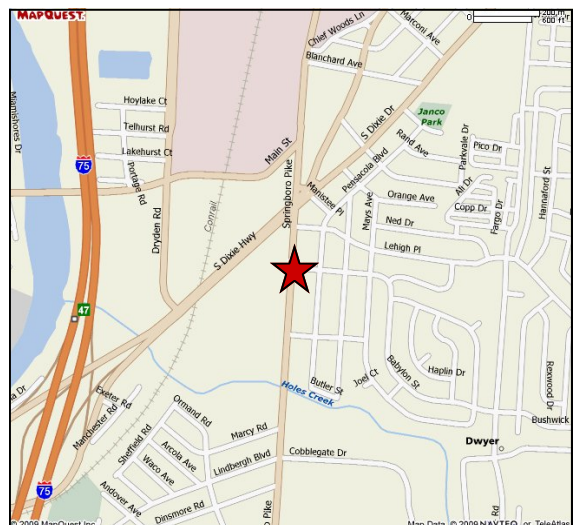
**IDEAL SITE for:**

- Convenience Store
- Tax Service
- Cell Phone Store
- Smoke Shop
- Pawn Shop
- Other small retail/office

**One Space Remaining!**



*Located on main thoroughfare;  
at gateway of densely populated  
neighborhood.*



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

**Mike Thuenen**  
 937-433-4123, ext. 215  
 937-433-4093 (Fax)  
 mthuenen@flagelrealty.com  
 www.flagelrealty.com

2/15/10



RETAIL • OFFICE  
 SALES • LEASING • MANAGEMENT