

Retail/Office For Lease

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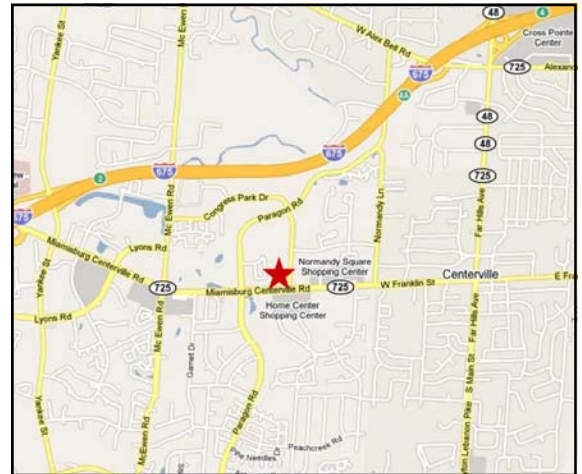


Aaron Savino

937-433-4123 ext. 206
937-433-4093 (Fax)
asavino@flagelrealty.com
www.flagelrealty.com

671 Miamisburg-Centerville Rd (SR 725)
Centerville, OH 45459

11,000sf Retail/Office Space For Lease
Property includes 3 overhead doors including 2 docks
Zoned B-2; Provides for a variety of uses including
retail establishments, restaurants, social clubs,
day care centers or professional office
Great Visibility; Signage opportunity on building
Ample parking - over 50 spaces
Easy access to I-675 and I-75



Demographics:

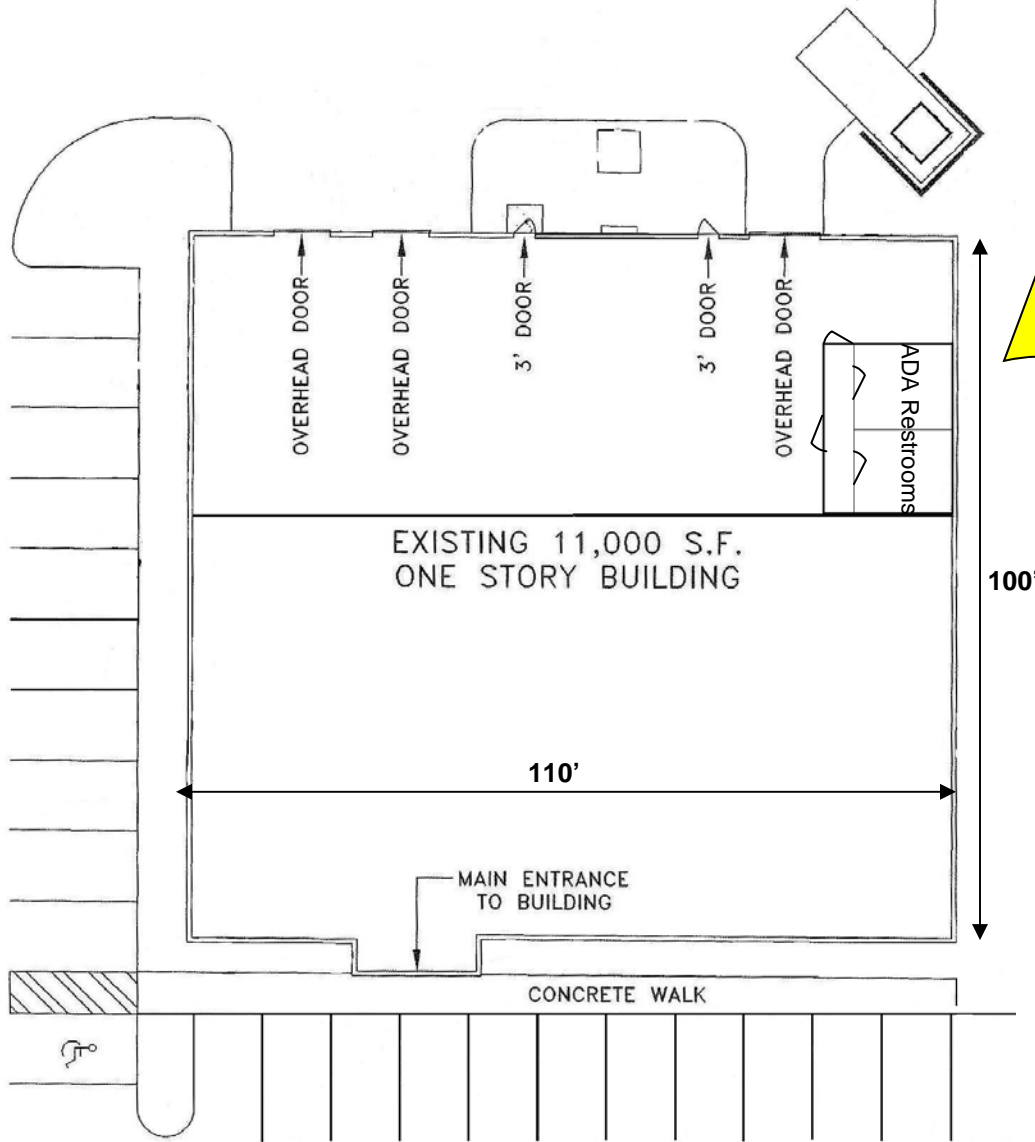
<u>Population</u>	<u>Average Household Income</u>
1 Mile - 7,643	1 Mile - \$77,631
3 Mile - 56,661	3 Mile - \$94,403
5 Mile - 148,418	5 Mile - \$89,950



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."



11,000sf Retail/Office Space



Owner will consider subdividing space for qualified tenants.

Near area retailers such as:

- Carrabba's Italian Grill
- Tim Horton's
- Blockbuster Video
- Chiptole
- Coldstone Creamery
- Sam's Club
- Five Guys Burgers and Fries
- Huntington National Bank
- Flower Factory
- ...and many more!

