

Retail/Office For Lease

**RICHARD
FLAGEL REALTY
INC.**
RETAIL • OFFICE
SALES • LEASING • MANAGEMENT

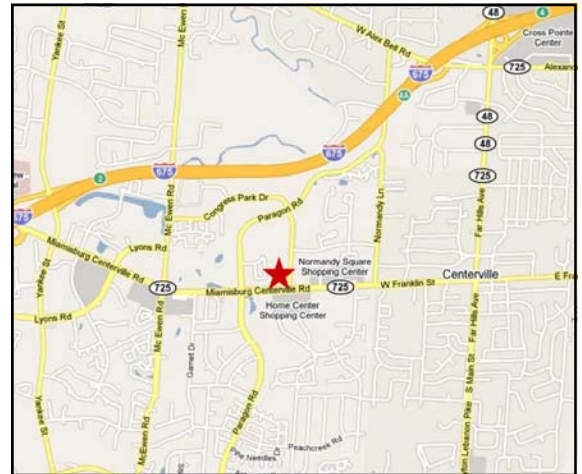
Price Reduced!



Elden Young
937-433-4123 ext. 208
937-433-4093 (Fax)
eyoung@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:

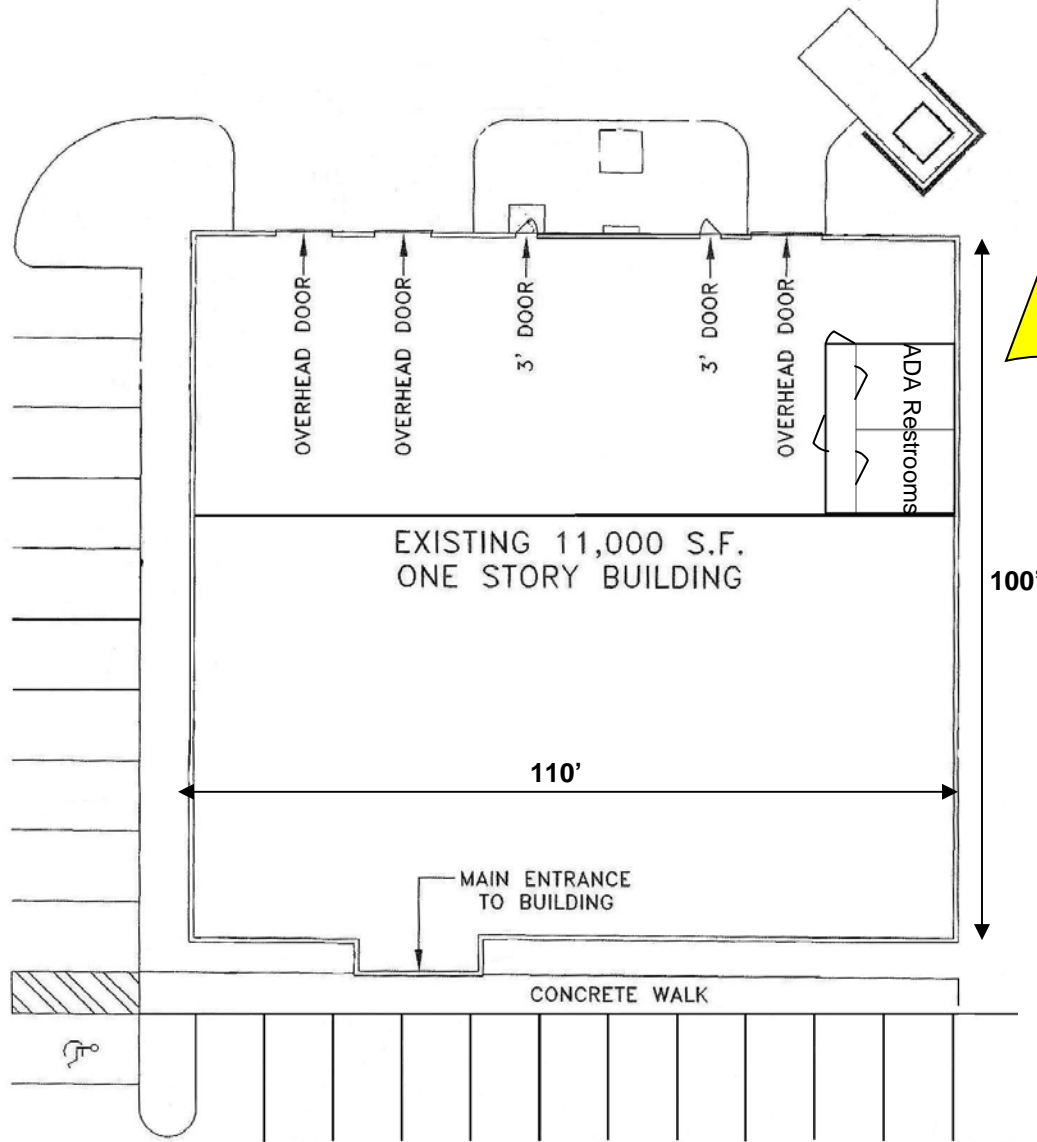
<i>Population</i>	<i>Average Household Income</i>
1 Mile - 7,643	1 Mile - \$77,631
3 Mile - 56,661	3 Mile - \$94,403
5 Mile - 148,418	5 Mile - \$89,950



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!

