

# Retail for Lease



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## Centerville Shopping Center SR 48 & Spring Valley Rd. Centerville, Ohio

**GREAT CORNER LOCATION AT TRAFFIC LIGHT WITH  
HIGH TRAFFIC GENERATORS!!!**



2,000 sf - 10,500 sf Retail space available  
in 100,000 sq. ft. shopping center

.8 mile from SR 725 and SR 48 intersection  
Co-Tenant with Neo Limits (4,600+ members)

Positioned near 12 new office buildings  
1.5 miles from several new major sub-divisions

Across from 380,000 sf of shopping centers  
(with 99% occupancy); Includes one of the  
busiest Kroger grocery stores in Dayton/  
Cincinnati region, Elder Beerman and Stein  
Mart.

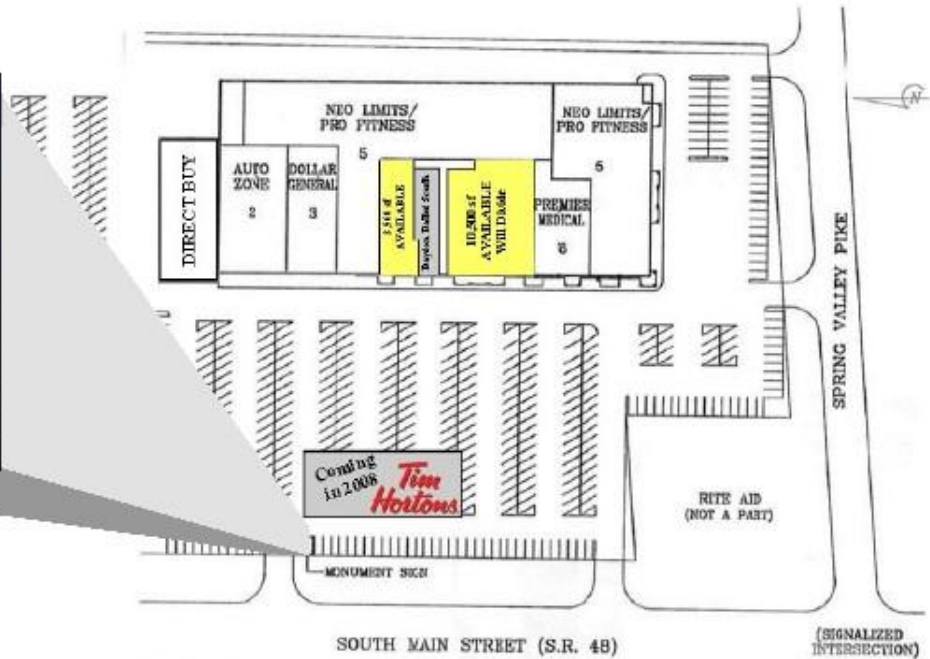


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2,000 - 10,500 sf Available

Monument sign along SR 48



**340 Parking Spaces on 8.5 acre corner lot**



### TRAFFIC COUNTS

SR 48 (Main St.) - 24,802 cars per day  
Spring Valley Pike - 11,900 cars per day

### DEMOGRAPHICS

Demographics:	Average
Population	Household Income
1 Mile - 8,890	1 Mile - \$ 99,826
3 Mile - 45,354	3 Mile - \$ 99,142
5 Mile - 116,407	5 Mile - \$ 94,890

**54,752 employees in a 5 mile radius!**