

CENTERVILLE, OHIO FORMER WALGREENS AVAILABLE FOR SUBLEASE



1402 MIAMISBURG CENTERVILLE RD., CENTERVILLE, OH (STORE 7636) Commerce Real Estate Services



PROPERTY OVERVIEW

- Parking Spaces: 74 spaces
- Drive Thru: Yes
- Square Footage: 14,820
- Asking Price: \$7.00 per sq. ft. on a modified gross basis
- Notes: Excellent Location as the subject property is centrally located to the thriving retail trade area, outstanding visibility and signage, close proximity to 1-675. Trade area realizes major retailers, strong traffic counts and demographics. Miamisburg Centerville Road is the major East/West corridor for Centerville, OH. Subject property is adjacent to Chick-fil-a and within close proximity to Whole Foods, Target, Wal-mart, and Sam's Club.

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DEMOGRAPHICS

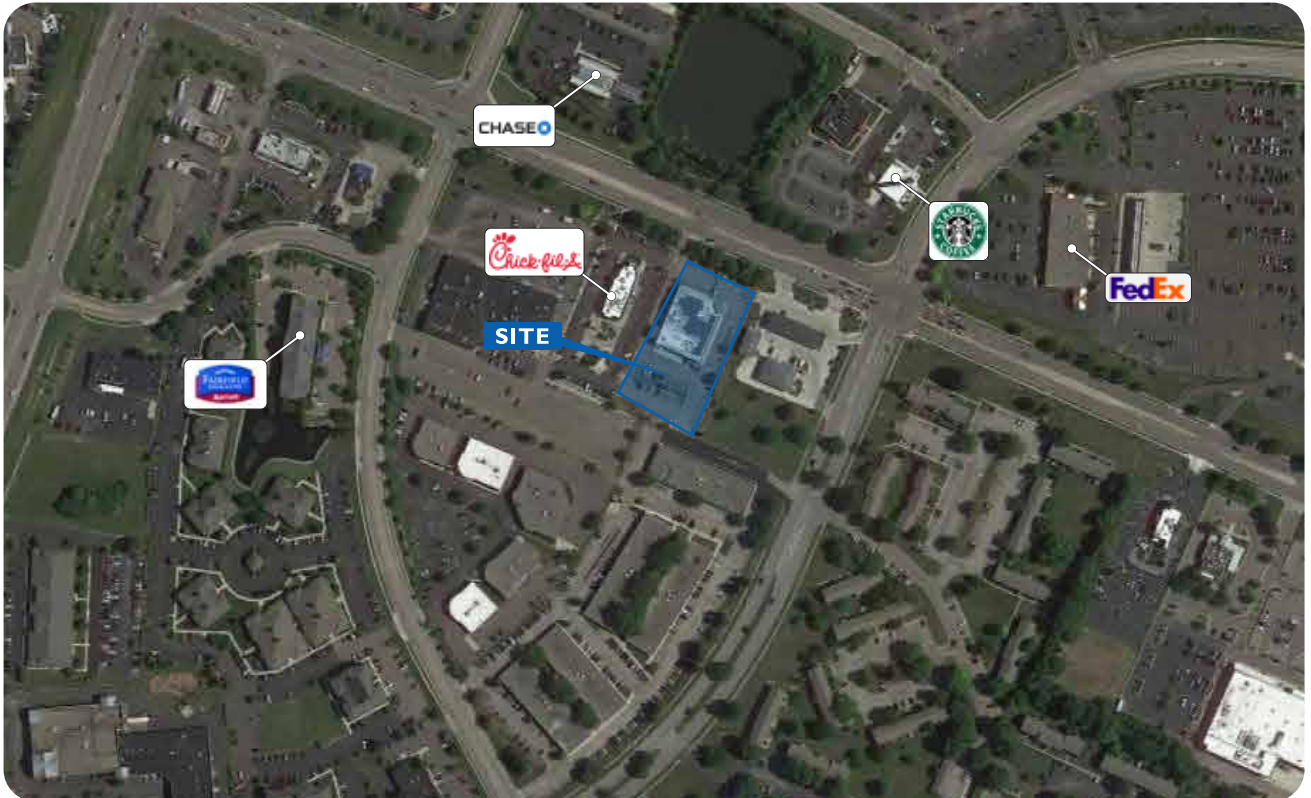
	1 Mile	3 Miles	5 Miles
Total Population:	7,019	60,455	159,048
Total Employees:	10,169	54,481	91,960
Avg. Household Income:	\$75,287	\$88,085	\$88,644

The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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LOCATION HIGHLIGHTS

- Positioned in a well-established densely populated, high traffic area
- Excellent Visibility
- Monument Sign
- Easy access to Miamisburg Centerville Road, Lyons Road and I-675
- Convenient as well as ample Parking
- Property is located at the SWQ of Miamisburg Centerville Road and Lyons Road



TRAFFIC COUNTS:

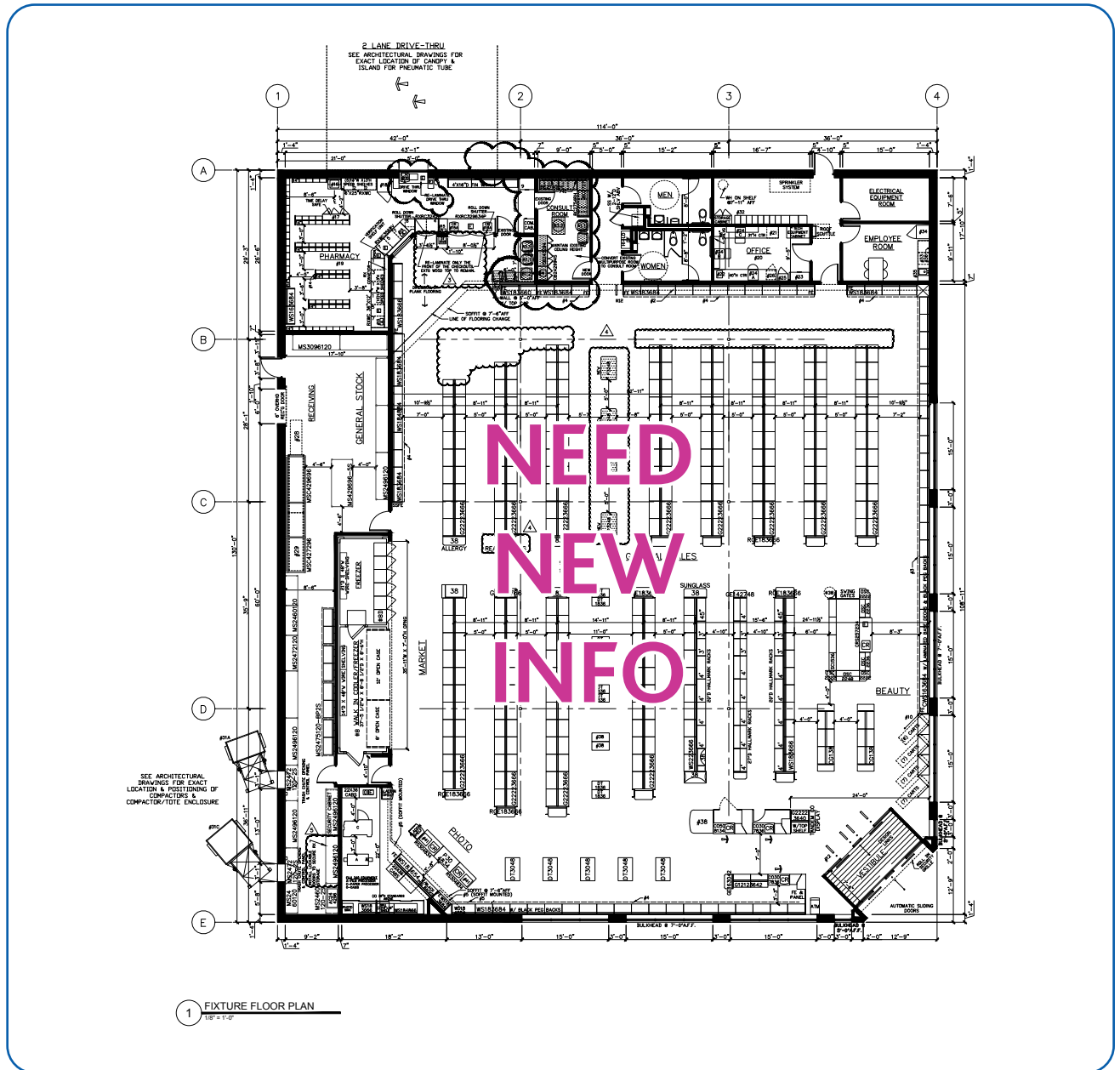
Drive by traffic of 26,560 cars per day on Miamisburg Centerville Road

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SITE PLAN



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