

# AVAILABLE FOR LEASE

SETTLERS STATION | 676 N. Main Street Springboro, OH 45066



**CONTACT:**  
**DANIELLE KUEHNLE**  
937.531.5528  
dkuehnle@oberer.com

WELCOME TO THE REGION WE KNOW

OBERER REALTY SERVICES, LTD.  
937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com



# SETTLERS STATION

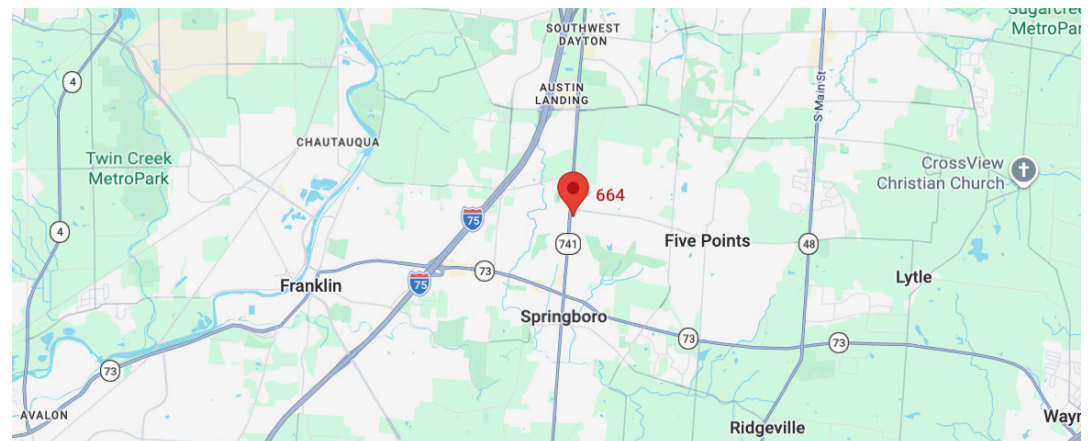
## PROPERTY HIGHLIGHTS

- 1,400 SF available (20' X 70')
- Located just south of Dorothy Lane Market and Marketplace at Settlers Walk
- Excellent SR 741 location with over 25,000 CPD
- High visibility and monument signage available
- Ideal tenant mix
- Locally owned and managed



## 2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,004	46,900	107,024
Total Employees	2,699	19,098	52,793
Total HH Income	\$164,074	\$149,141	\$130,295



**CONTACT:**  
**DANIELLE KUEHNLE**  
 937.531.5528  
 dkuehnle@oberer.com

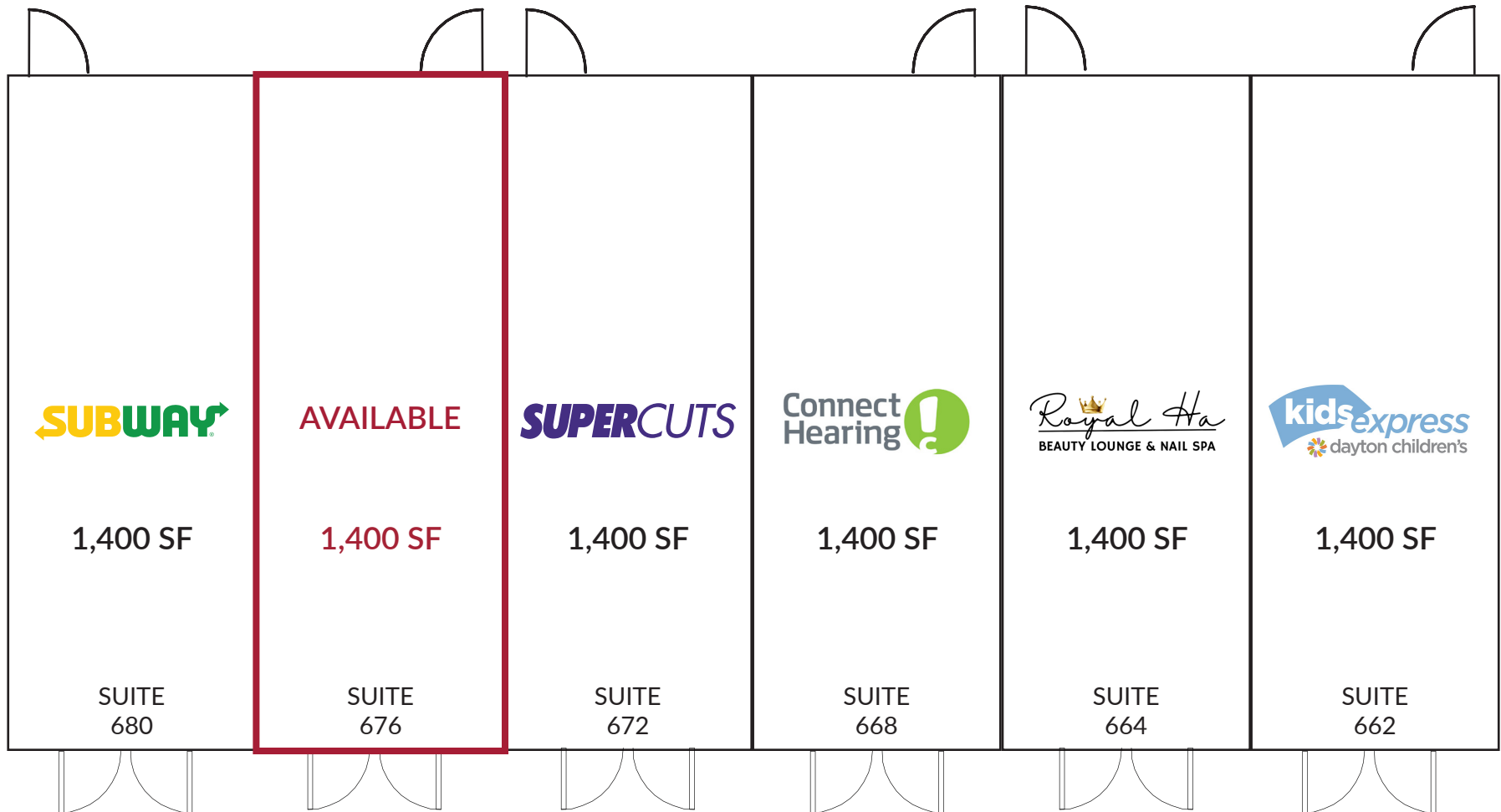
WELCOME TO THE REGION WE KNOW

OBERER REALTY SERVICES, LTD.  
 937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com



# SETTLERS STATION

## SITE PLAN



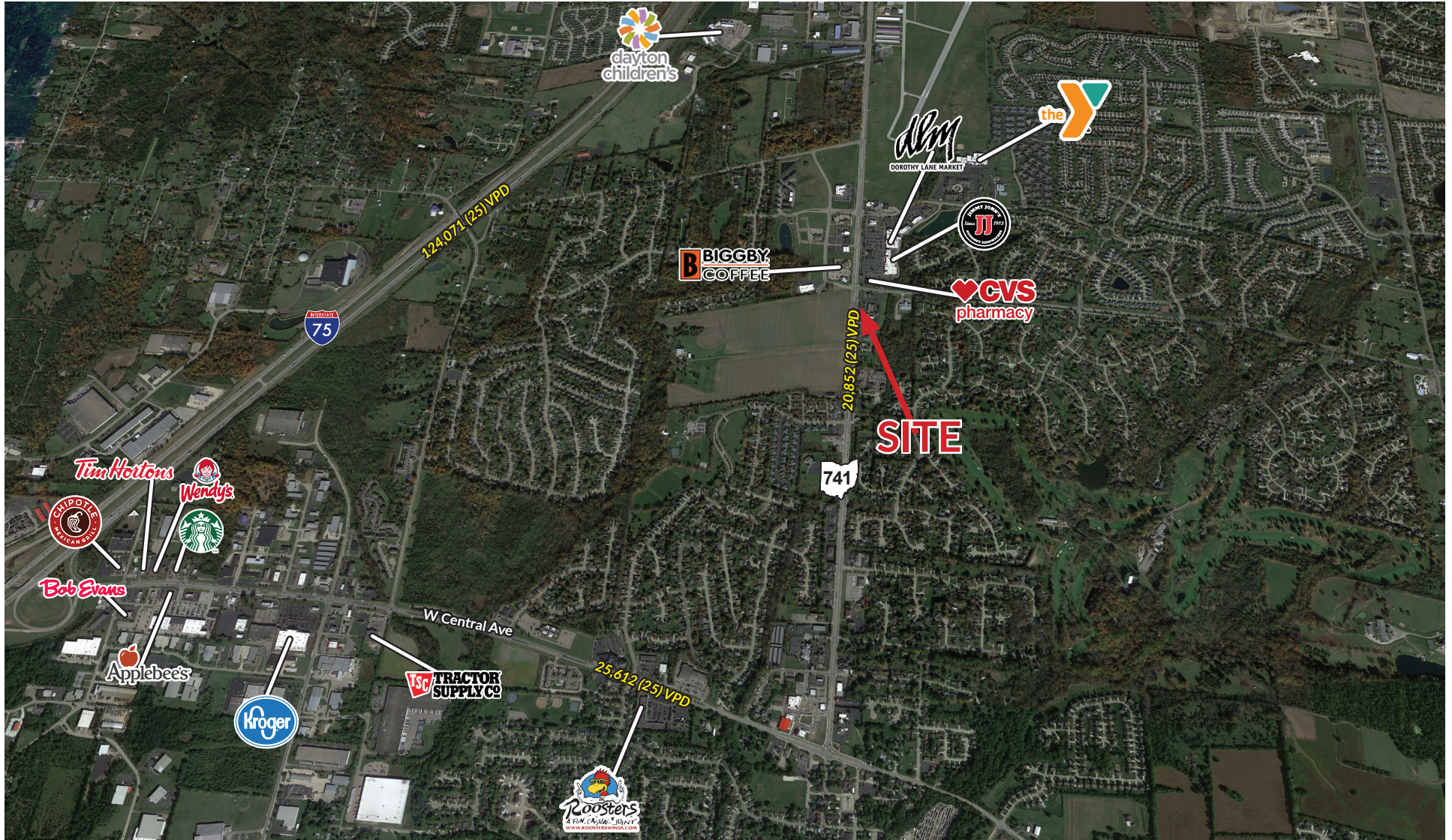
**CONTACT:**  
**DANIELLE KUEHNLE**  
937.531.5528  
dkuehnle@oberer.com

WELCOME TO THE REGION WE KNOW

OBERER REALTY SERVICES, LTD.  
937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com



# SETTLERS STATION



**CONTACT:**  
**DANIELLE KUEHNLE**  
937.531.5528  
dkuehnle@oberer.com

WELCOME TO THE REGION WE KNOW

OBERER REALTY SERVICES, LTD.  
937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com

