

FOR LEASE

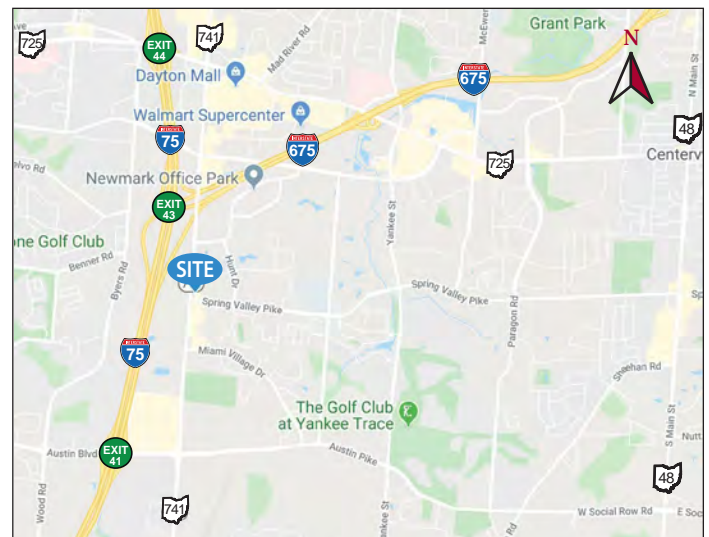


SPRING VALLEY SHOPPES

9456 - 9486 N. Springboro Pike
Miami Township, OH 45342



- **1,400 INLINE RETAIL SPACE**
- **White Box Condition**
- **EXCELLENT LOCATION ON SR 741 AT SPRING VALLEY** just north of Starbucks and next to Rooster's
- **LESS THAN 1 MILE NORTH** of the Austin Blvd./I-75 interchange (Exit 41)
- **LOCATED AT THE EXCHANGE AT SPRING VALLEY**, a 42-acre mixed-use business park accomodating retail, restaurant, service, professional, medical and corporate users
- **EXCELLENT VISIBILITY** with direct frontage on SR 741 providing drive-by traffic of over 25,700 vehicles per day
- **STRONG DEMOGRAPHICS & DAYTIME POPULATIONS** provided by immediate proximity to Lexis Nexis, Newmark Business Centre, Met Life and Austin Landing



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2021 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	10,451	57,337	141,063
HH INCOME	\$83,810	\$96,624	\$98,293
TOTAL EMPLOYEES	7,997	38,303	77,563

WELCOME TO THE REGION WE KNOW

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

SPRING VALLEY SHOPPES

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SPACE PLAN



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THE EXCHANGE AT SPRING VALLEY

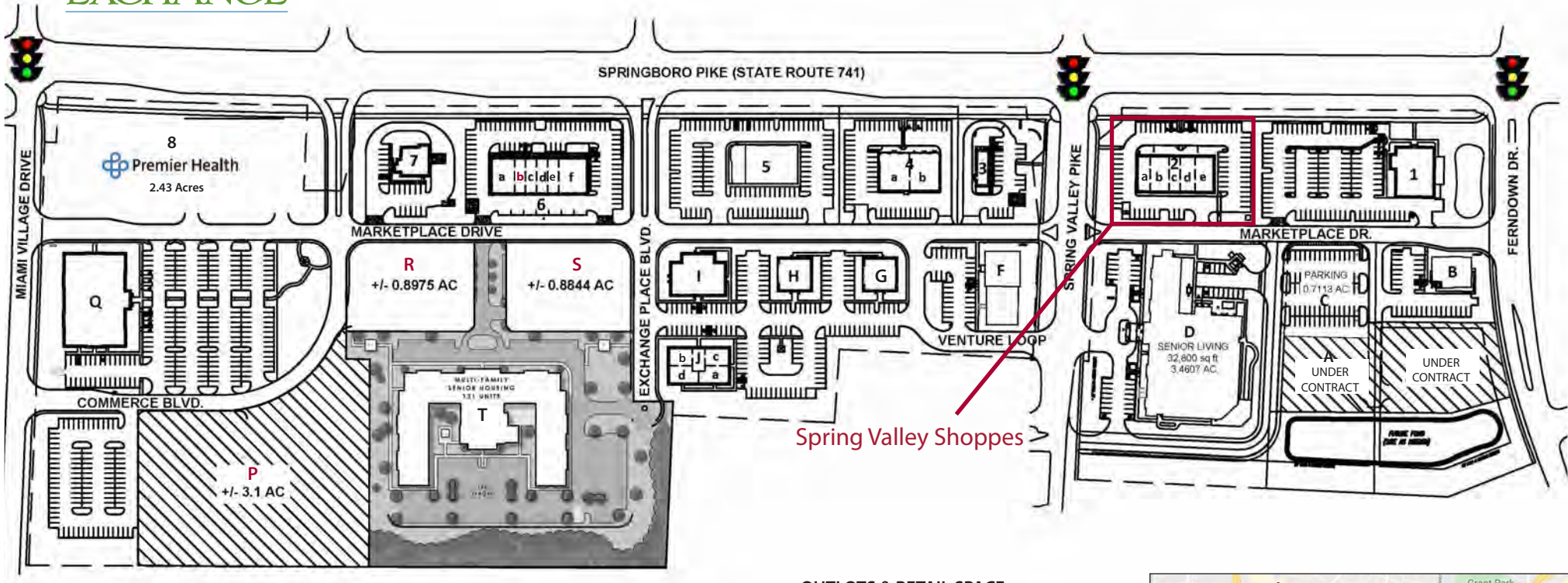
N. Springboro Pike & Spring Valley
Miami Township, OH 45342

OBERER

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THE
EXCHANGE

SITE PLAN



OFFICE SPACE

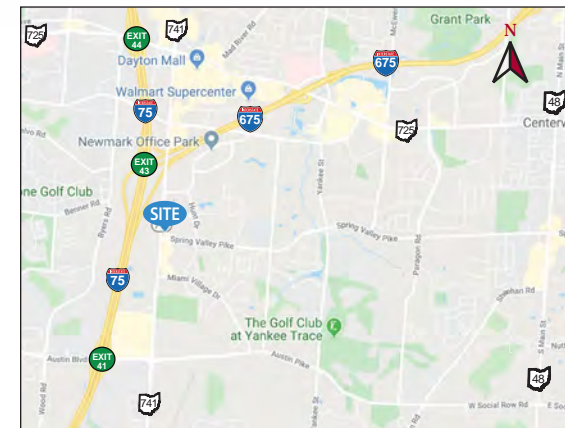
- A. Arthritis & Osteoporosis Center Of Southwest Ohio, Inc.
- B. Smiles at The Exchange (4,001 SF)
- C. Rooster's Parking (0.7113 AC)
- D. River Oaks Senior Care (32,800 SF)
- F. Dr. Striebel, DDS
- G. Scott Miller (4,149 SF)
- H. Mike Ledbetter, Attorney (4,149 SF)
- I. Hopebridge (7,756 SF)
- J. 2955 Exchange Place Blvd.
 - a. Culpepper Law (1,622 SF)
 - b. JDJW Management (1,385 SF)
 - c. ICA (2,505 SF)
 - d. Birchcreek Wealth Management (2,295 SF)
- Q. 2835 Miami Village Professional Building (40,384 SF)

MIXED USE

- P. **AVAILABLE (3.1 AC)**
- R. **AVAILABLE (0.9 AC)**
- S. **AVAILABLE (0.88 AC)**
- T. Homestead Senior Living (131 Units)

OUTLOTS & RETAIL SPACE

1. Rooster's (8,500 SF)
2. Spring Valley Retail Center (10,000 SF)
3. Starbucks (0.71 AC)
4. Shoppes II at The Exchange
 - a. Massage Envy (4,000 SF)
 - b. Salons at The Exchange (3,990 SF)
5. Milano's (1.58 AC)
6. Shoppes at The Exchange
 - a. Charles Schwab (2,800 SF)
 - b. **AVAILABLE (1,400 SF)**
 - c. Galaxy Nail (1,080 SF)
 - d. Nothing Bundt Cakes (1,728 SF)
 - e. U Break I Fix (1,400 SF)
 - f. Scrambler Marie's (4,130 SF)
7. Civista Bank (0.96 AC)
8. Premier Health (2.43 AC)



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THE EXCHANGE AT SPRING VALLEY

