

AVAILABLE FOR LEASE



SPRING VALLEY RETAIL CENTER

9486 N. Springboro Pike, Miamisburg, Ohio

CONTACT:
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WELCOME TO THE REGION WE KNOW

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



SPRING VALLEY RETAIL CENTER



PROPERTY HIGHLIGHTS

- 2,263 SF end cap available for lease
- Well maintained 2nd generation restaurant space
- FF&E negotiable
- Turnkey opportunity
- Excellent SR 741 visibility
- Strong demographics pulling from Miamisburg, Miami Township, Springboro, Centerville and Washington Twp.
- Located in prominent mixed-use development - The Exchange at Spring Valley
- Outdoor patio seating (capacity - 20)
- Two ADA restrooms

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	10,042	57,494	144,810
Total HH Income	\$101,026	\$115,554	\$121,528
Daytime Population	9,288	64,048	149,388

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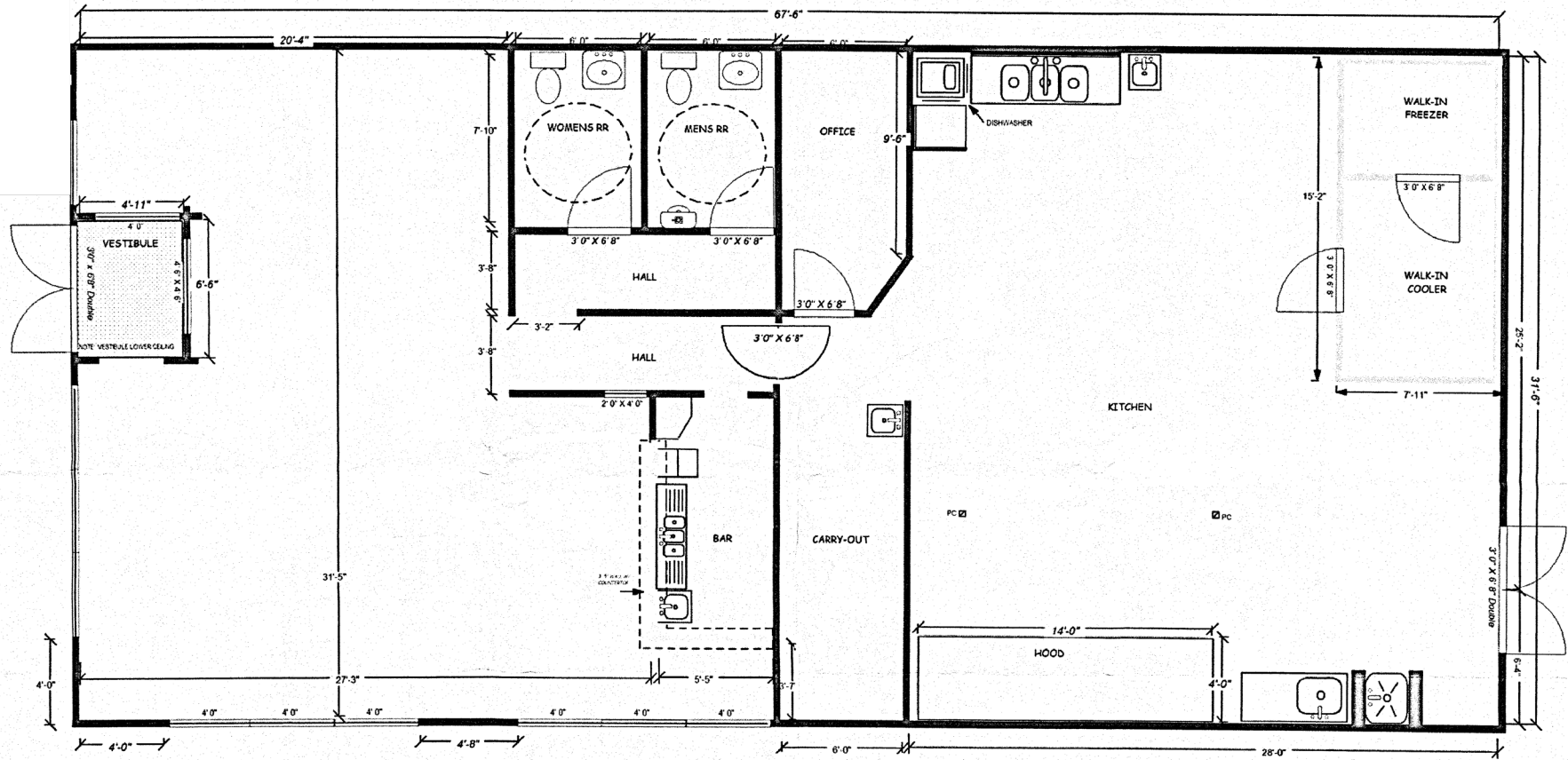
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DAYTON MALL

- ★ macy's P.F. CHANG'S
- DICK'S SPORTING GOODS
- BONEFISH GRILL
- OUTBACK STEAKHOUSE®
- FIRST WATCH THE DAYTIME CAFE
- H&M
- JCPenney
- BRAVO! CUCINA ITALIANA®

AUSTIN LANDING

- KOHL'S HomeGoods
- Kroger
- CHIPOTLE MEXICAN GRILL
- BUFFALO WILD WINGS GRILL & BAR
- Cinépolis
- TJ-maxx
- FIREBIRDS WOOD FIRED GRILL
- GOING GOING GONE!

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