



Crest
Commercial Realty

Office Building

FOR SALE

1195 E. Alex-Bell Rd., Centerville, OH 45459



Property Highlights

- Prime location in Centerville!
- Well-situated, two-story building is 11,582 SF on 1.296 AC.
- Property offers excellent visibility, easy access and ample parking.
- The interior offers light-filled mix of private offices, flexible co-working spaces, a large conference room, a t.v. production studio with high ceilings, control room and warehouse/storage room.
- The second floor offers an updated kitchenette/employee break room.
- The warehouse/storage space is accessible by 8' double door.
- A spacious elevator connects 1st and 2nd floor.
- An in-place security system includes motion sensors and window/door break sensors.
- An in-place propane generator - 50 kw, 200 amp 3-phase with transfer switch also available to new owner.
- Close to many amenities! Sugarceek Plaza and Cross Pointe Shopping Center are just minutes away.
- Property also available For Lease - Please call for more information.



Sale Price: \$1,300,000

Tim Albro

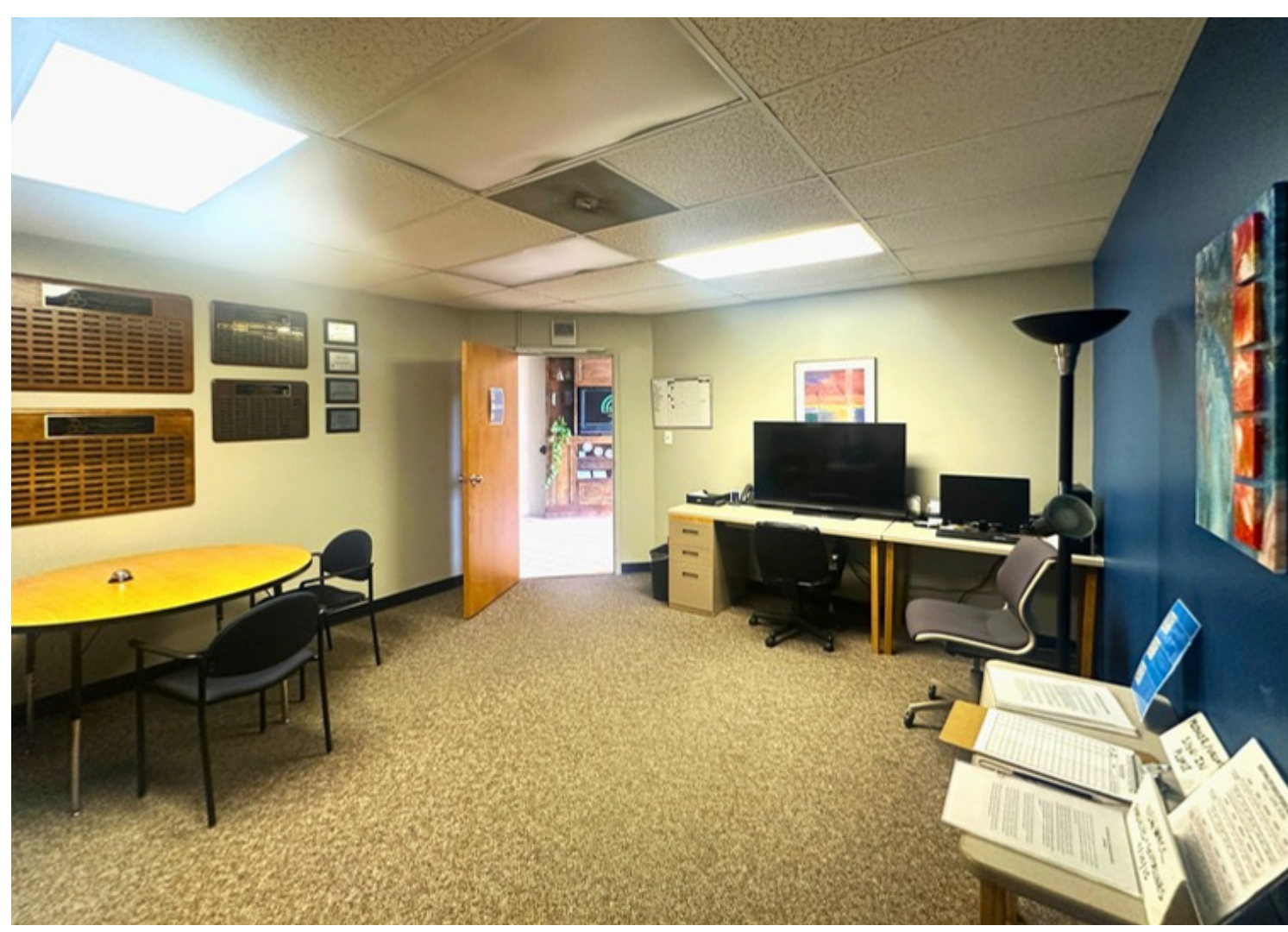
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6.000 GOLF

4518 GEF



Location & Demographics

		1 mile	3 mile	5 mile
	Population			
	2025 Population	7,990	60,626	144,421
	2030 Projection	7,947	60,178	143,735
	2025 Households	3,962	26,094	62,475
	2030 Projection	3,936	25,904	62,153
	Household Income			
	2025 Avg Household Income	\$100,705	\$112,574	\$113,254
	Housing & Income			
	2025 Medium Home Value	\$289,250	\$290,191	\$284,204

