

# FOR LEASE

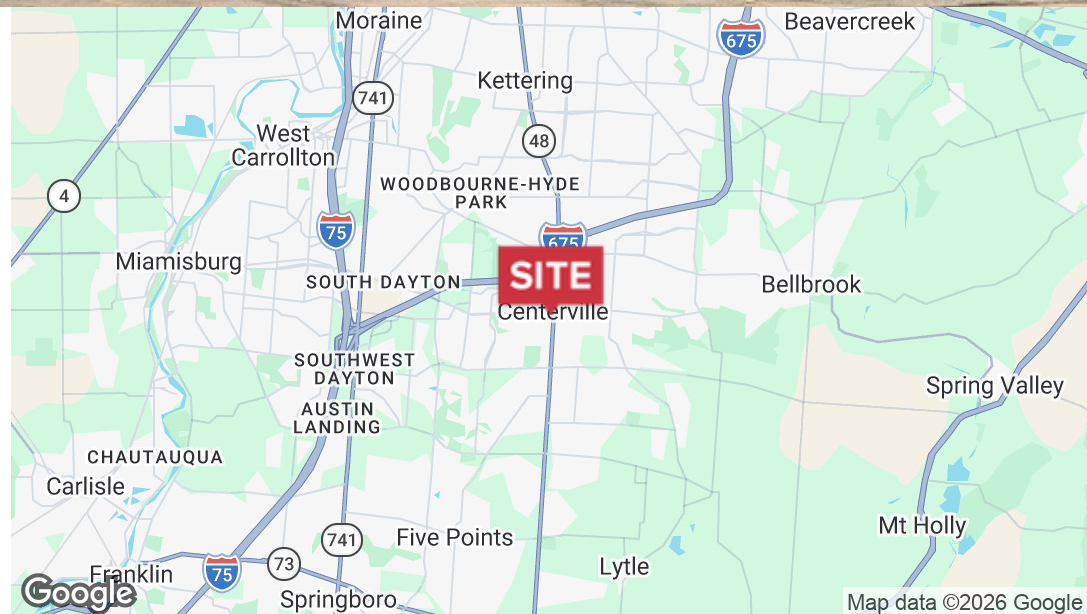
34-36 West Franklin Street Centerville, OH 45429



**NAI**Bergman

Retail | 5,806 SF

- Lease rate: \$16 per sq. ft. modified net
- 5,806 sq. ft. total available
- 4,163 main floor, 1,643 second floor
- Retail or office use
- Front and rear private parking areas
- Great street visibility with 24,014 cars per day
- Pylon sign



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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## PROPERTY OVERVIEW

34-36 W. Franklin is a prime leasing opportunity in the heart of the Uptown Centerville area. A total of 5,806 sf. ft. this is a perfect site for a retail, office or a creative venture. The main floor has an open floor plan that can be configured numerous ways. The second floor is ready for an office user. Most recent traffic count shows 24,014 cars per day on W. Franklin. Available for \$16 per sq. ft.

## LOCATION OVERVIEW

Located close to major industrial centers of Dayton, Cincinnati and Columbus; the City of Centerville is positioned on the road to everywhere, strategically located on I-675, less than one mile east of I-75 and fifteen miles south of I-70.

Centerville is in Montgomery County and is one of the best places to live in Ohio. Living in Centerville offers residents a dense suburban feel. The median home value is \$186,900 and 72% of residents own their own home. Medium household income is \$73,904. In Centerville there are a lot of restaurants, coffee shops, and parks.

34-36 W. Franklin St. is located in the center of Centerville and in the heart of the Uptown Centerville Action Plan. Uptown Centerville focuses on business development by increasing ease of access and walkability. 34-36 W. Franklin St. is in the center of this area.

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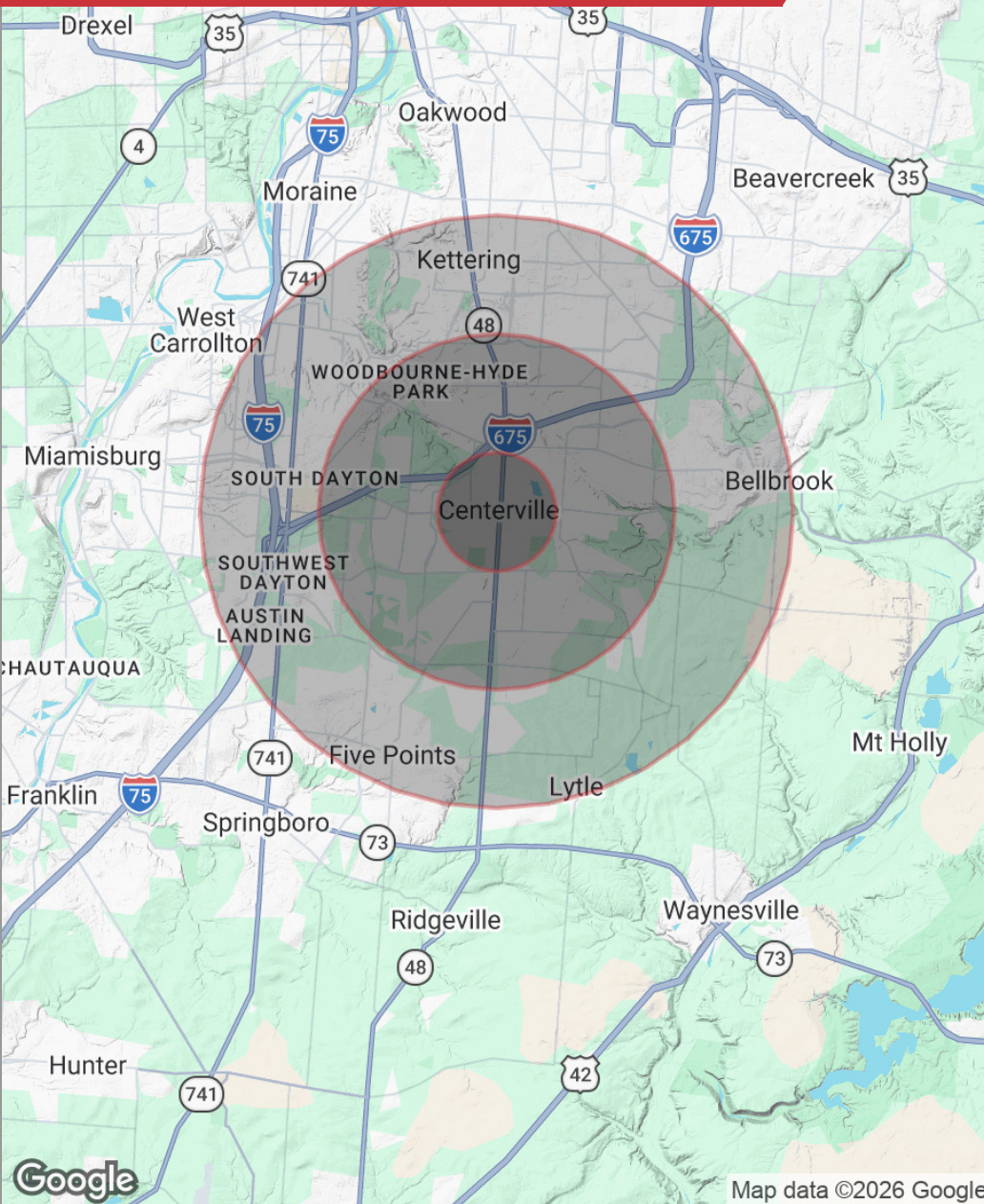
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## POPULATION

|                     | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population    | 7,713  | 59,333  | 155,762 |
| Median age          | 41.8   | 46.1    | 42.4    |
| Median age (male)   | 36.3   | 42.9    | 40.0    |
| Median age (Female) | 43.6   | 47.3    | 44.0    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 3,871     | 26,816    | 67,234    |
| # of persons per HH | 2.0       | 2.2       | 2.3       |
| Average HH income   | \$88,190  | \$116,510 | \$116,559 |
| Average house value | \$244,912 | \$291,426 | \$289,963 |

*\* Demographic data derived from 2020 ACS - US Census*

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