

AVAILABLE

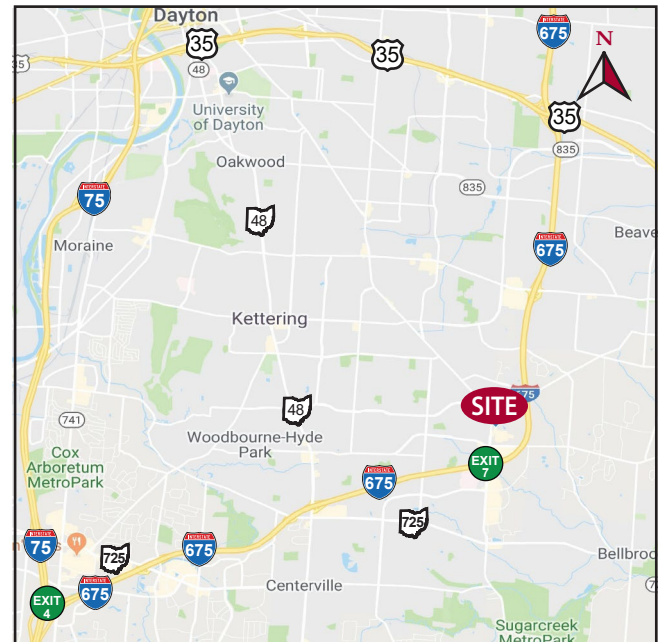


THE VILLAGE AT CORNERSTONE

5201 Cornerstone North Blvd.
Centerville, OH 45440



- **3,696 +/- SF FREE STANDING RETAIL BUILDING ON 0.682 ACRES** adjacent to Costco and Cooper's Hawk Winery & Restaurant
- **BUILDING FEATURES OUTDOOR PATIO**
- **AMPLE ONSITE PARKING WITH ADDITIONAL SHARED PARKING**
- **LOCATED AT CORNERSTONE OF CENTERVILLE**, a 156-acre Costco, Cabela's & Kroger-anchored mixed use development accommodating retail, restaurant, hotel and medical office users
- **STRATEGIC LOCATION** in the south Dayton market at I-675 & Wilmington Pike offering convenient access to/from Dayton's most desirable demographics of Centerville/Washington Twp., Kettering, Oakwood, Beavercreek and Bellbrook/Sugarcreek Twp.
- **IDEALLY SITUATED** on a strong, well-established retail corridor
- **HIGH VISIBILITY** with direct frontage on Wilmington Pike providing over 31,000 vehicles per day
- **CONVENIENT ACCESS VIA** multiple signalized access points
- **CORNERSTONE INCLUDES A 40-ACRE RESIDENTIAL COMPONENT** providing 260 luxury apartment units, a 110-unit senior living community and 60 For Sale residential units



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2021 DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	62,673	139,989	269,690
HH INCOME	\$95,239	\$97,057	\$92,246
TOTAL EMPLOYEES	33,526	75,547	146,823

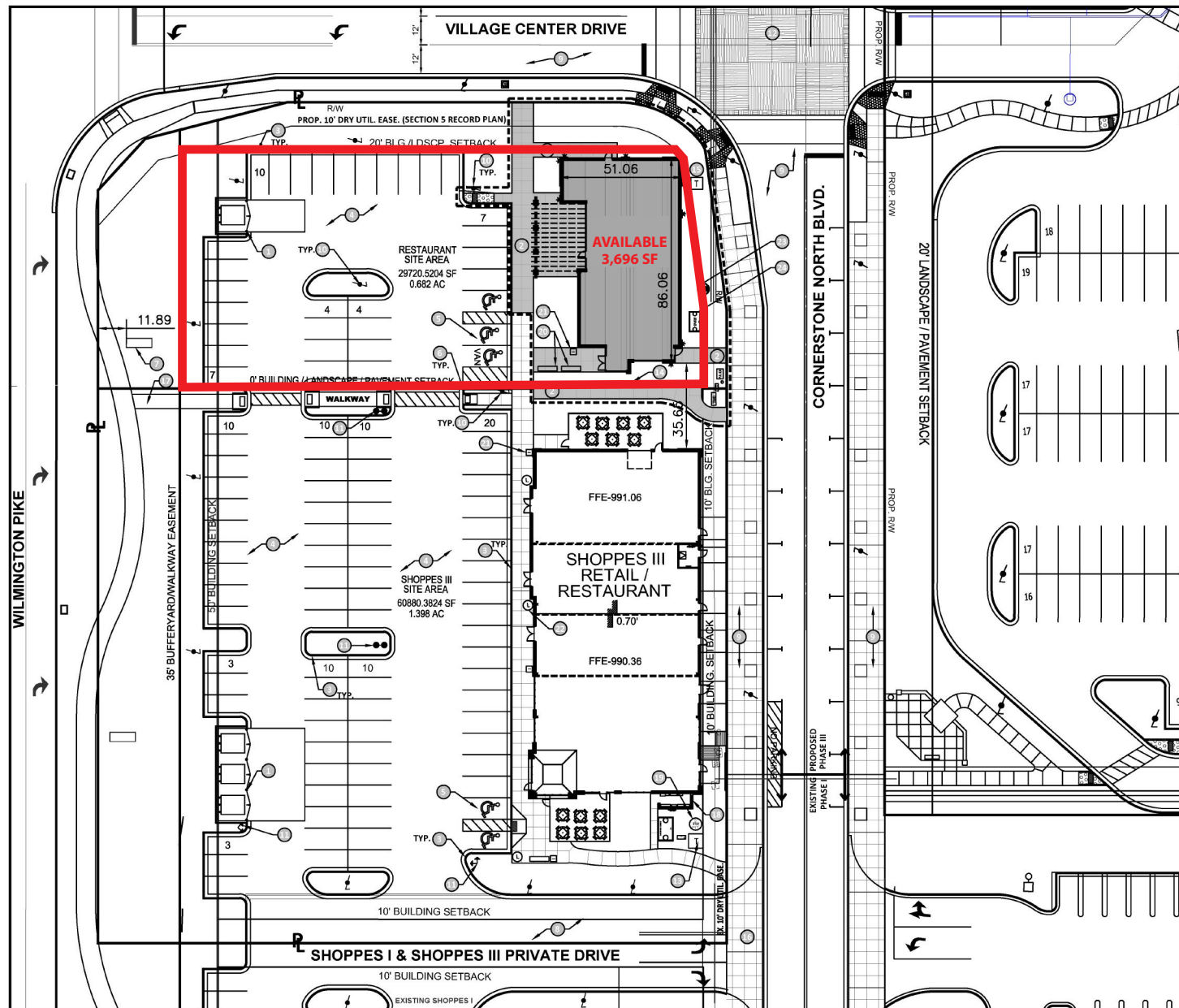
WELCOME TO THE REGION WE KNOW

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

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UTILITY SUMMARY

ELECTRICAL SERVICE	600 AMP 120/208V, 3-Phase
WATER SERVICE	2"
HVAC:	
RTU #1	7.5 Ton
RTU #2	7.5 Ton
RTU #3	6.0 Ton
RTU #4	6.0 Ton
GREASE TRAP	1,000 GAL
SANITARY SEWER	4"
GREASE WASTE	4"
NATURAL GAS	2"

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CORNERSTONE OF CENTERVILLE

Wilmington Pike & Feedwire Rd.
Centerville, OH 45440



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Wilmington Pike & Feedwire Rd.
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- 2 HOMES2 SUITES BY HILTON
- 3 AVAILABLE - 1.5 ACRES
- 4 AVAILABLE - 3,696 SF ON 0.682 AC
- 5 CORNERSTONE SHOPPES III
BIBIPOP
ATHLETICO
FIREHOUSE SUBS
FIRST WATCH
- 6 CORNERSTONE SHOPPES I
BAGGER DAVE'S BURGER TAVERN
DOMINO'S
PEAK NUTRITION
2,346 +/- AVAILABLE
- 7 CHICK-FIL-A
- 10 CHEDDAR'S CASUAL CAFE
- 11 FIRST FINANCIAL BANK
- 12 PANDA EXPRESS
- 13 COSTCO FUEL
- 14 CORNERSTONE SHOPPES II
MATTRESS FIRM
WHICH WICH
GREAT CLIPS
WRIGHT PATT CREDIT UNION
- 16 KROGER FUEL
- 17 CABELA'S - 68,569 SF
- 18 KROGER GROCERY - 125,327 SF
- 19 COSTCO WHOLESALE - 153,623 SF
- 20 THE VILLAGE - +/- 6.3 ACRES
 - A COOPER'S HAWK WINERY
 - B HAND & STONE
 - C LUMINOUS NAIL
 - C AVAILABLE: 1,500 - 10,000 SF retail
- 25 FUTURE KETTERING HEALTH - +/- 10.5 AC
- 27 CORNERSTONE APARTMENTS - +/- 18.382 AC
260 UNITS
- 28 TREPLUS COMMUNITIES - +/- 19.760 ACRES
110 UNITS
- 29 CORNERSTONE VILLAS - 9.545 ACRES

CORNERSTONE OF CENTERVILLE, NORTH
WILMINGTON PIKE AND FEEDWIRE ROAD
COUNTY OF GREENE, CITY OF CENTERVILLE, OHIO

SITE PLAN EXHIBIT
SCALE: 1" = 140'-0"

The information shown on this concept plan is to illustrate general intent and shall not be construed as final with regard to any and all improvements shown hereon.



DECEMBER 2020