

SHOPPES I AT CORNERSTONE

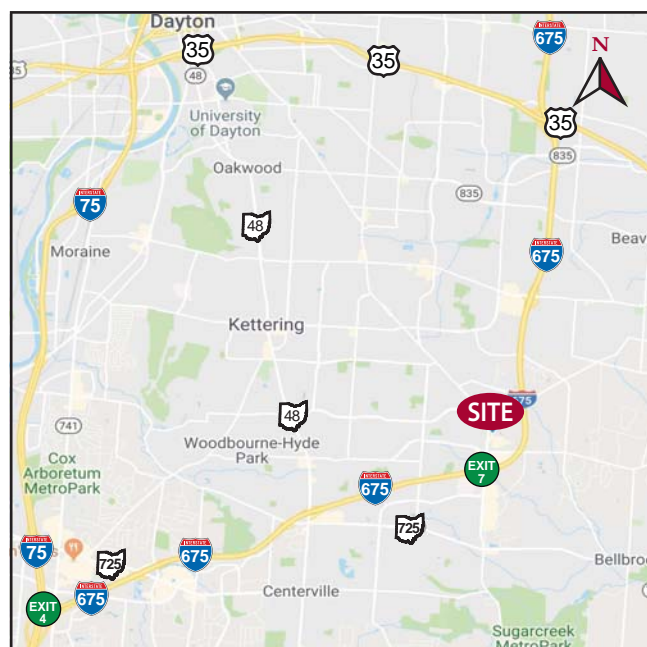
5289 Cornerstone North Blvd.
Centerville, OH 45440



The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.

- **1,400 +/- SF INLINE RETAIL SPACE** for lease in 10,00 SF strip center
- **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 300 luxury apartment units, a 19-acre senior living community and 60 For Sale residential units
- **JUST 1/2 MILE NORTH OF I-675 AND:** Miami Valley Hospital South, a 750,000 SF hospital & medical office complex with over 450 employees; and Sinclair College South Campus, a 39-acre education, cultural & community center providing access to college & university classes, recreation, health services, cultural & performing arts activities

DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	58,556	136,492	259,609
HH INCOME	\$90,508	\$91,574	\$86,593
TOTAL EMPLOYEES	32,523	70,500	137,128



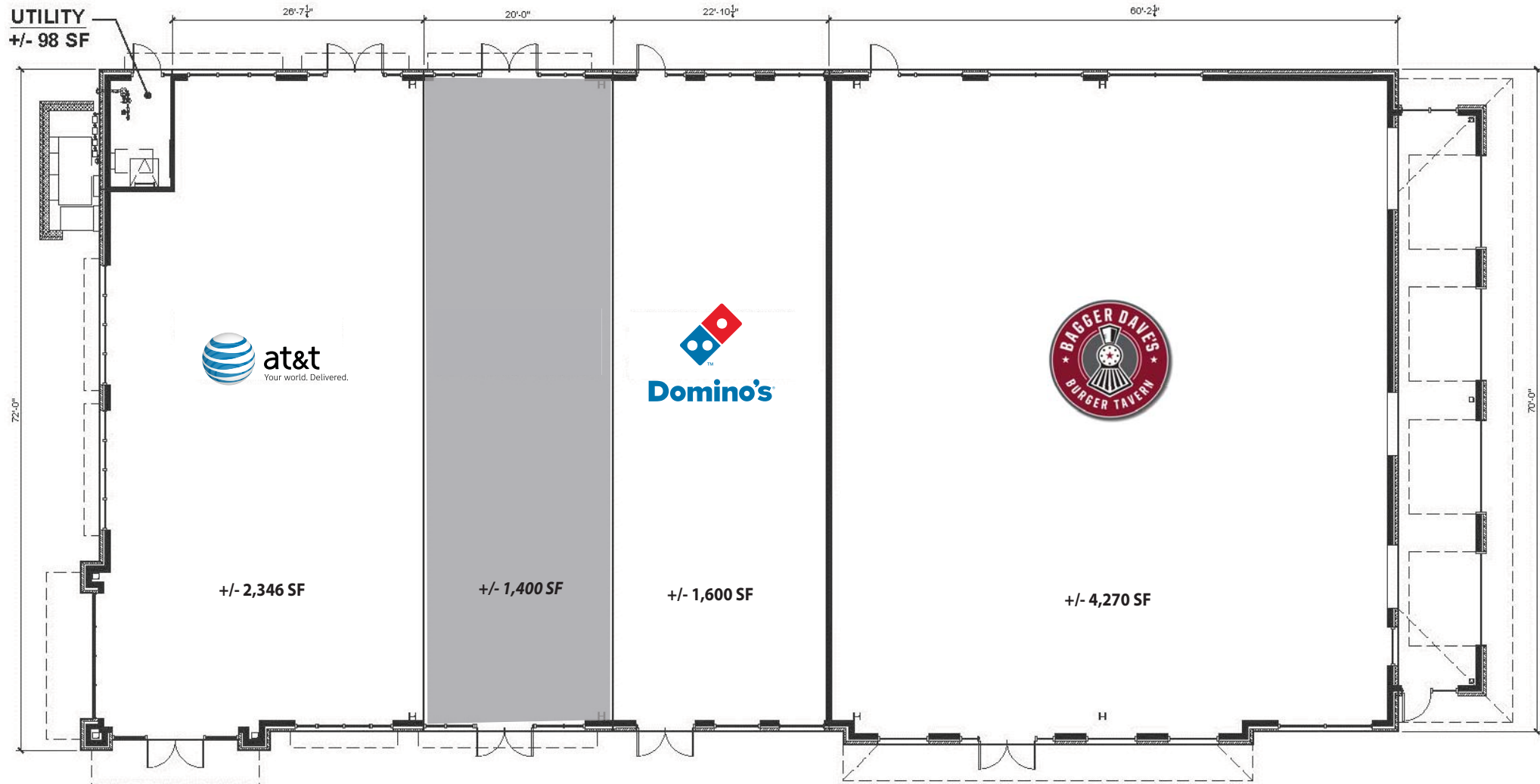
CHRIS CONLEY
937.531.5514
cconley@oberer.com

DANIELLE KUEHNLE
937.531.5528
dkuehnle@oberer.com

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SPACE PLAN



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CORNERSTONE OF CENTERVILLE-NORTH

Wilmington Pike & Feedwire Rd.
Centerville, OH 45440



- 2 HOME2 SUITES BY HILTON
- 3 OUTBACK STEAKHOUSE
- 4 AVAILABLE
- 5 CORNERSTONE SHOPPES III
BIBIPOP
ATHLETICO
FIREHOUSE SUBS
FIRST WATCH
- 6 CORNERSTONE SHOPPES I
BAGGER DAVE'S BURGER TAVERN
DOMINO'S
AVAILABLE
CLARKSON EYECARE
CHICK-FIL-A
- 7 CHEDDAR'S CASUAL CAFE
- 10 CHEDDAR'S CASUAL CAFE
- 11 FIRST FINANCIAL BANK
- 12 PANDA EXPRESS
- 13 COSTCO FUEL
- 14 CORNERSTONE SHOPPES II
MATTRESS FIRM
AVAILABLE
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 LUMINOUS NAIL
C AVAILABLE: 1,500 - 10,000 SF retail
- 25 FUTURE KETTERING HEALTH - +/- 10.5 AC
- 27 CORNERSTONE APARTMENTS - +/- 18.382 AC
110 UNITS
- 28 TREPLUS COMMUNITIES - +/- 19.760 ACRES
260 UNITS
- 29 CORNERSTONE VILLAS - 9.545 ACRES
37 HOMESITES

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