

RETAIL | FOR LEASE

# ANCHOR BOX AVAILABLE

*890 S Main Street, Centerville, OH 45458*  
28,000 SqFt

## CONTACT US



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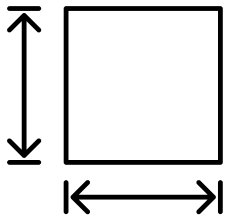


## The Offering

3CRE is pleased to offer a premier retail opportunity at our 28,000 SqFt New Warm White Box space in Centerville, Ohio. This versatile space is ideal for a variety of retail uses, **including grocery, department stores, soft goods, food services, and entertainment.**

Located at the high-traffic intersection of OH-48 and Spring Valley Pike, this site ensures maximum visibility and exposure. Surrounded by a thriving retail environment and residential community, it attracts both local and regional customers. Centerville offers a strong blend of suburban appeal and commercial vitality, making it an ideal location for businesses looking to expand or establish a presence in a dynamic market.

## Space Highlights



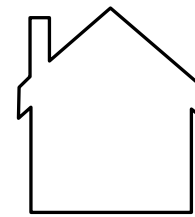
TOTAL SQUARE FEET  
**28,000**



DOCK DOOR  
**(1) Standard**



CLEAR HIEGHT  
**16.5'**



SPACE CONDITION  
**NEW WARM  
WHITE BOX**



VEHICLES PER DAY  
**35,216**

TENANT  
**MIX**

**DOLLAR GENERAL**

**Club 51**  
FITNESS

**Auto  
Zone**



**CDVA**  
The Complete Women's Practice

**El Toro**  
Mexican Bar & Grill

**OHLQ**  
OHIO LIQUOR



## LEASING SUMMARY

ADDRESS:

*890 South Main Street,  
Centerville, OH 45458*

LEASE RATE:

*NEGOTIABLE (NNN)*

SUBMARKET:

*Centerville, Ohio*SPACE  
CONDITION:*Warm White Box*AVAILABLE  
SQUARE FT:*28,000 Square Feet*

CLEAR HEIGHT:

*16.5'*

SPRINKLERS:

*Wet Sprinkler System*

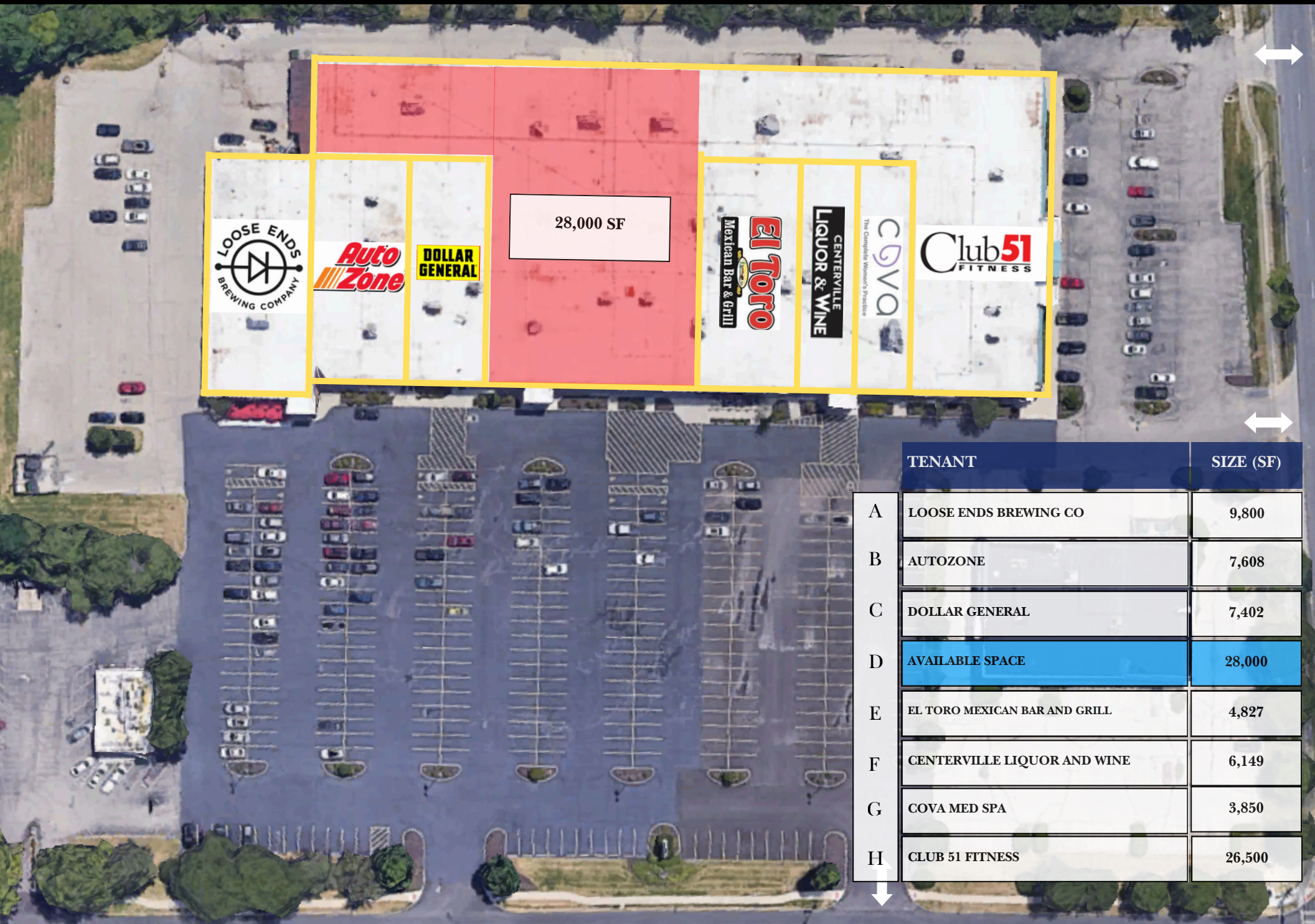
PARKING:

*Surface Lot*

ZONING:

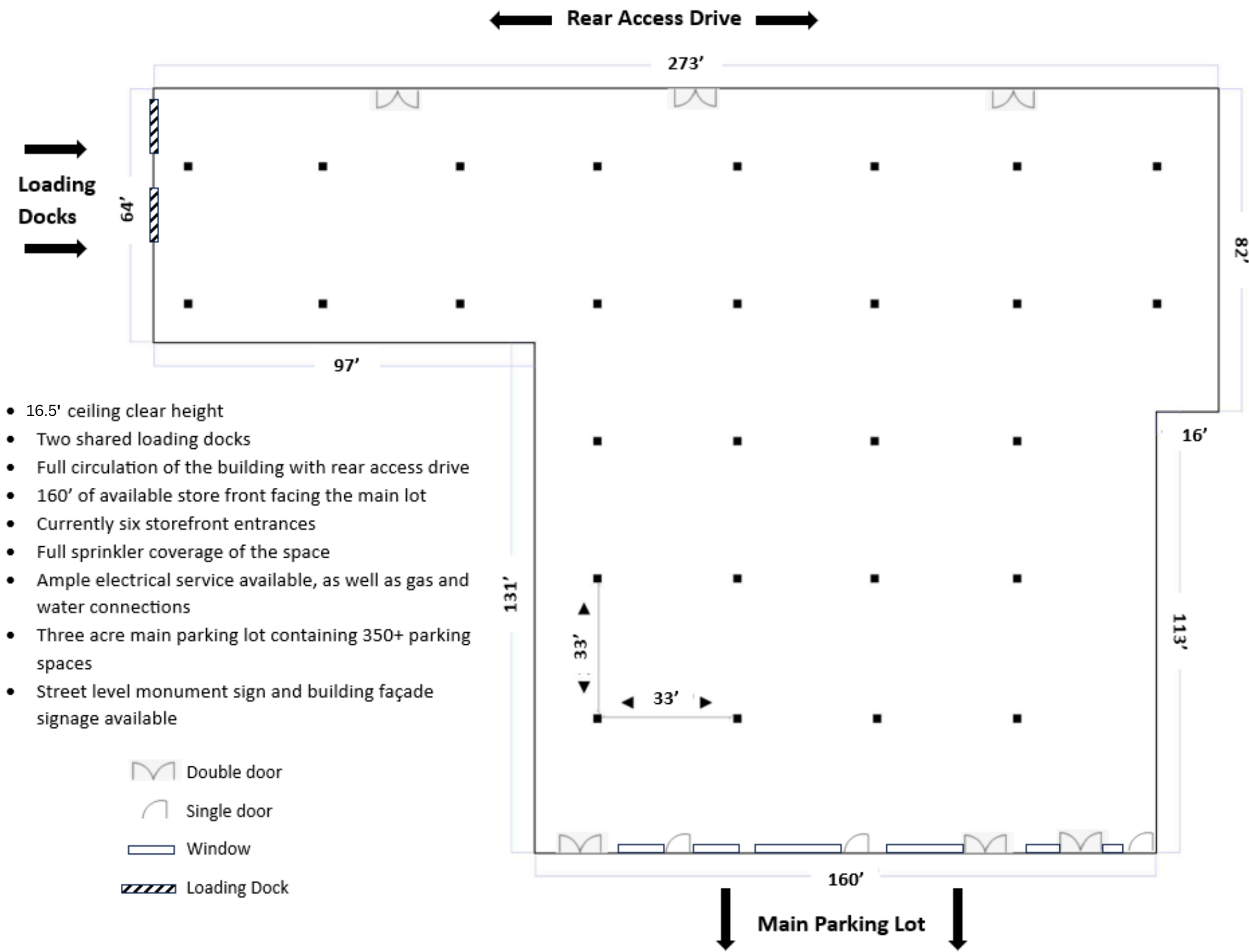
*B-2 (General Business  
District)*





|   | TENANT                        | SIZE (SF) |
|---|-------------------------------|-----------|
| A | LOOSE ENDS BREWING CO         | 9,800     |
| B | AUTOZONE                      | 7,608     |
| C | DOLLAR GENERAL                | 7,402     |
| D | AVAILABLE SPACE               | 28,000    |
| E | EL TORO MEXICAN BAR AND GRILL | 4,827     |
| F | CENTERVILLE LIQUOR AND WINE   | 6,149     |
| G | COVA MED SPA                  | 3,850     |
| H | CLUB 51 FITNESS               | 26,500    |























|                          | 1 MILE   | 3 MILE    | 5 MILE    |
|--------------------------|----------|-----------|-----------|
| POPULATION               | 8,318    | 53,730    | 131,001   |
| AVERAGE HOUSEHOLD INCOME | \$97,570 | \$123,355 | \$116,071 |
| NUMBER OF HOUSEHOLDS     | 3,691    | 22,956    | 55,001    |
| MEDIAN AGE               | 41.1     | 45.1      | 42.1      |
| TOTAL BUSINESSES         | 466      | 3,734     | 7,642     |
| TOTAL EMPLOYEES          | 3,660    | 31,183    | 68,684    |





# Dayton

OHIO

**OVER \$1 BILLION  
DOLLARS IN  
DEVELOPMENT**

DAYTON, OHIO

Dayton, Ohio, is transforming into a **Midwest hub for innovation and growth, driven by industries like aerospace, advanced manufacturing, and technology.** Anchored by Wright-Patterson Air Force Base, the city is emerging as a leader in defense and digital manufacturing. Downtown revitalization projects like the Water Street District and Dayton Arcade are adding commercial, residential, and green spaces, attracting young professionals and families with an affordable housing market and strong job growth.

Centerville is a rapidly growing suburb with a strong housing market, excellent schools, and a high quality of life, making it a desirable location for both residents and businesses. The area offers prime commercial real estate opportunities, ideal for national retailers looking to expand in a thriving market. Located at the high-traffic intersection of OH-48 and Spring Valley Pike, this site ensures maximum visibility and exposure, making it an excellent choice for businesses seeking to reach a broad customer base in a dynamic, expanding community.

**890 SOUTH MAIN STREET, CENTERVILLE, OH 45458**

## ***DAYTON ACCOLADES***

**#36 In National Universities**

*University of Dayton (US NEWS)*

**#4 Best City for Young  
Professionals**

*Dayton Daily News*

**Top Tech City in Ohio:**

**Site Selection Magazine - "Top 10  
Tech Cities in Ohio"**

**Top 50 Cities for Economic  
Growth:**

**Forbes - "Best Cities for Economic  
Growth"**



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**3CRE Advisors** is a multi-state brokerage that has expertise in Commercial Real Estate Investment, Leasing, Property Management, and Business Brokering. Contact our Retail Services Group for any of your retail assignments. Visit us at any of our offices listed below or on our website at [3CRE.com](http://3CRE.com)

