



# OBERER

REALTY SERVICES, LTD.

## FOR SALE

### 9400 SPRINGBORO PIKE

Miami Township, Ohio 45342



- 8,500 +/- SF FREESTANDING RESTAURANT WITH PATIO situated on 1.62 acres
- 297 MAXIMUM SEATING CAPACITY
- 107 DEDICATED PARKING SPACES
- FF & E IN PLACE
- INTERIOR RENOVATIONS COMPLETED EARLY 2017 - Built in 2007
- PRIME SOUTH DAYTON LOCATION ON SR 741 less than 1 mile north of the I-75/Austin Blvd. interchange (Exit 41) and just south of the Dayton Mall
- LOCATED WITHIN THE EXCHANGE AT SPRING VALLEY, one of south Dayton's premier mixed use developments
- HIGH VISIBILITY with direct frontage on SR 741 providing over 25,700 CPD
- SIGNALIZED ACCESS TO/FROM SR 741
- STRONG DEMOGRAPHICS & DAYTIME POPULATIONS provided by LexisNexis, Newmark Business Centre, South Tech Business Park and Austin Landing



2016 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	8,859	54,832	135,106
HH INCOME	\$69,357	\$79,657	\$81,820
TOTAL EMPLOYEES	5,796	39,252	81,355

CALL CHRIS CONLEY OR DANIELLE KUEHNLE  
at 937-910-0851 for more information

WELCOME TO THE REGION WE KNOW

937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • [www.oberer.com/commercial](http://www.oberer.com/commercial)

# FOR SALE

## 9400 SPRINGBORO PIKE

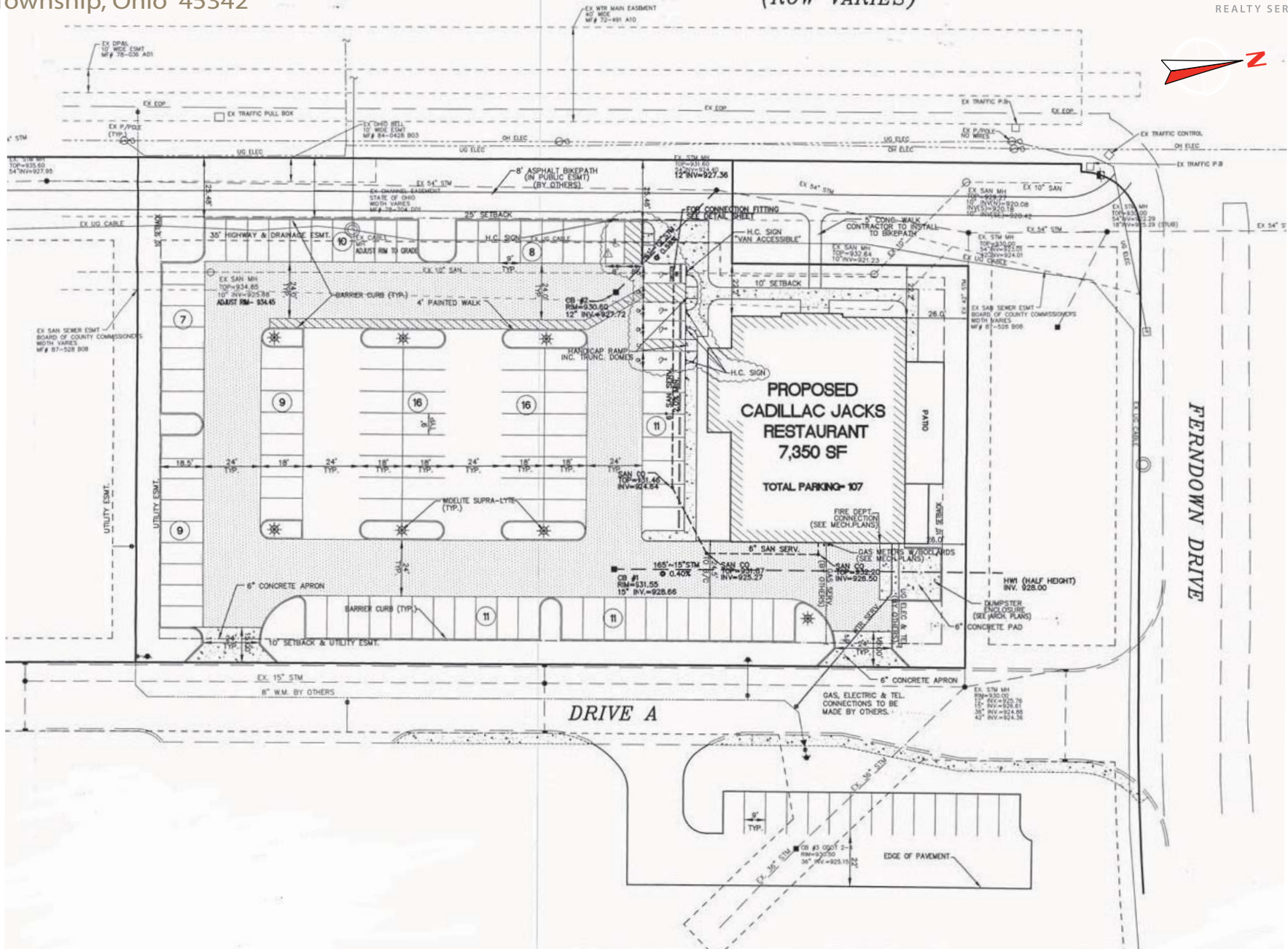
Miami Township, Ohio 45342

C S.R.741  
(ROW VARIES)



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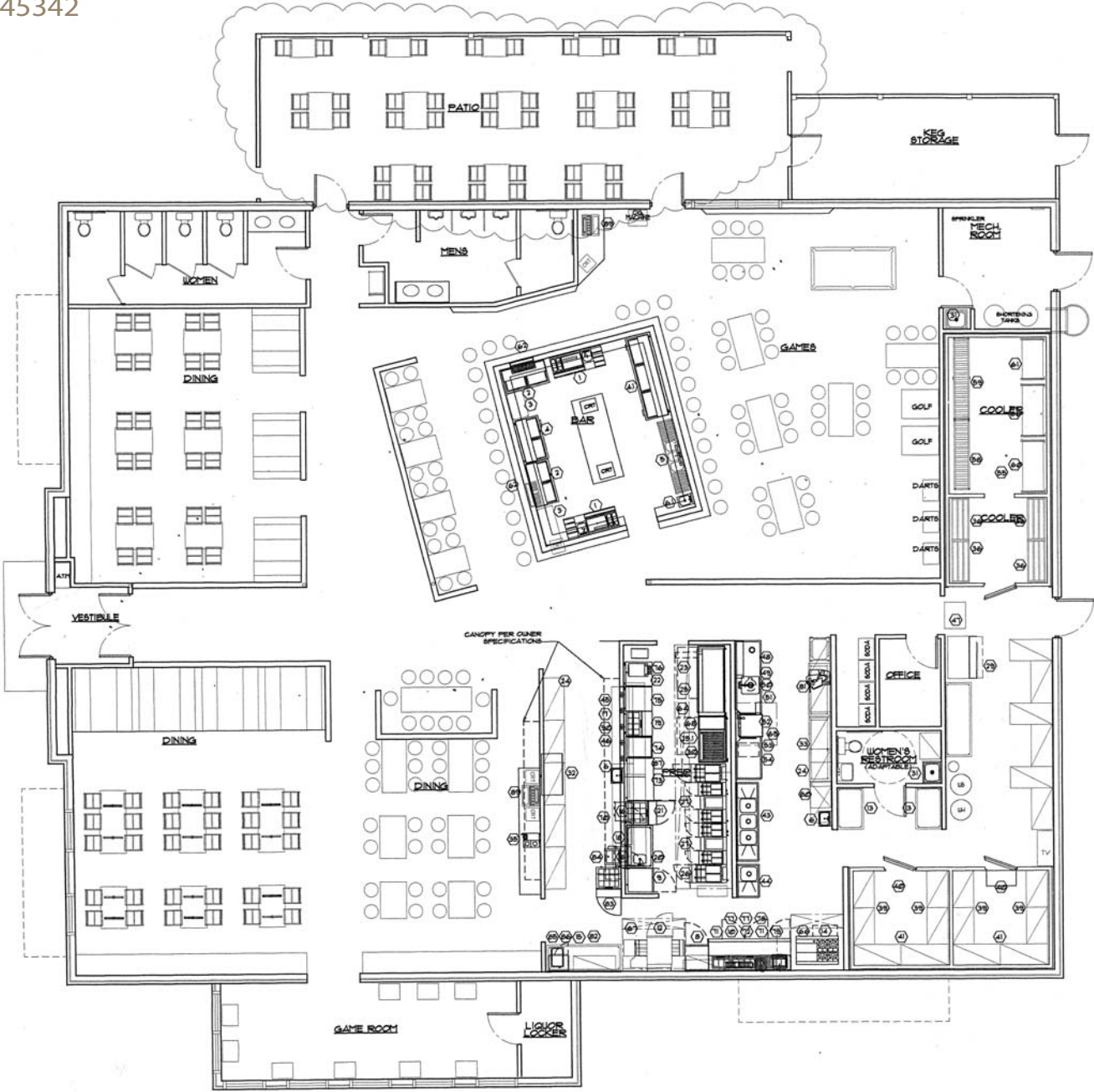
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## 9400 SPRINGBORO PIKE

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FLOOR & EQUIPMENT PLAN  
(BEFORE REMODEL)



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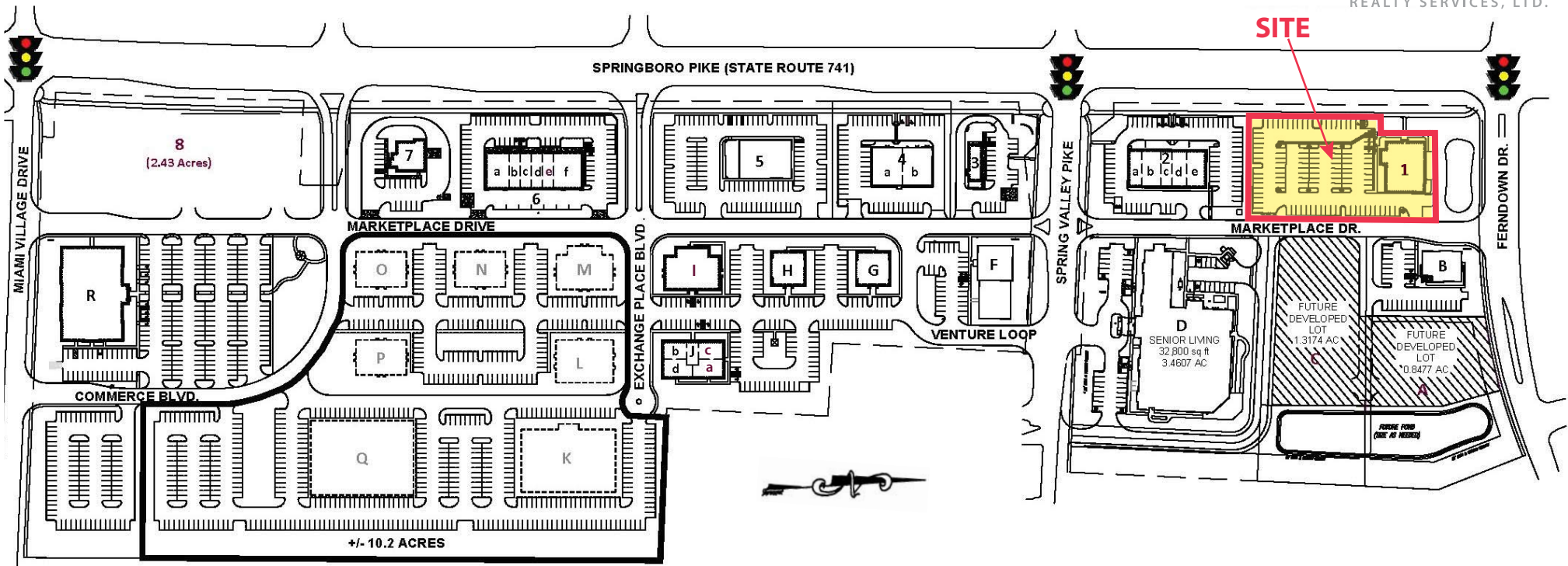
# THE EXCHANGE AT SPRING VALLEY

Miami Township, Ohio



**OBERER**

REALTY SERVICES, LTD.



**OUTLOTS**

- 1. AVAILABLE (8,500 SF)
- 2. Spring Valley Retail Center (10,000 SF)
- 3. Starbucks (0.71 AC)
- 4. Shoppes II at The Exchange (8,000 SF)
- 5. Milano's (1.58 AC)
- 6. Shoppes at The Exchange (8,000 SF)
- 7. Civista (0.96 AC)
- 8. AVAILABLE (2.43 AC)

**OFFICE SPACE**

- A. AVAILABLE
- B. Smiles at The Exchange (4,001 SF)
- C. AVAILABLE
- D. Senior Living
- F. Dr. Striebel, DDS (8,156 SF)
- G. Aerotek (4,149 SF)
- H. Mike Ledbetter, Attorney (4,149 SF)
- I. AVAILABLE (+/- 7,756 SF)
- J. NEW OFFICE (8,000 SF)
  - a. AVAILABLE (+/- 2,297 SF)
  - b. Miami Valley Chiropractic & Sports Institute (1,385 SF)
  - c. AVAILABLE (+/- 1,554 SF)
  - d. ICA (+/- 2,505 SF)
- K. Future Office (40,000 SF - 2 story)
- L. Future Office (16,000 SF - 2 story)
- M. Future Office (8,000 SF)
- N. Future Office (6,000 SF)
- O. Future Office (6,000 SF)
- P. Future Office (6,000 SF)
- Q. Future Office (51,500 SF - 2 story)
- R. Available (former Teradata) (40,384 SF)

**SPRING VALLEY RETAIL CENTER (#2)**

- a. Persis Indian Grill (2,263 SF)
- b. Manpower (1,400 SF)
- c. Land Home Financial (1,400 SF)
- d. Snap Fitness (2,800 SF)
- e. Integrity Audio (2,263 SF)

**SHOPPES II AT THE EXCHANGE (#4)**

- a. Massage Envy (4,000 SF)
- b. Salons @ The Exchange (3,990 SF)

**SHOPPES AT THE EXCHANGE (#6)**

- a. Charles Schwab (2,800 SF)
- b. Subway (1,400 SF)
- c. Galaxy Nail (1,080 SF)
- d. India Rosi (1,728 SF)
- e. AVAILABLE (1,400 SF)
- f. Scrambler Marie's (4,130 SF)



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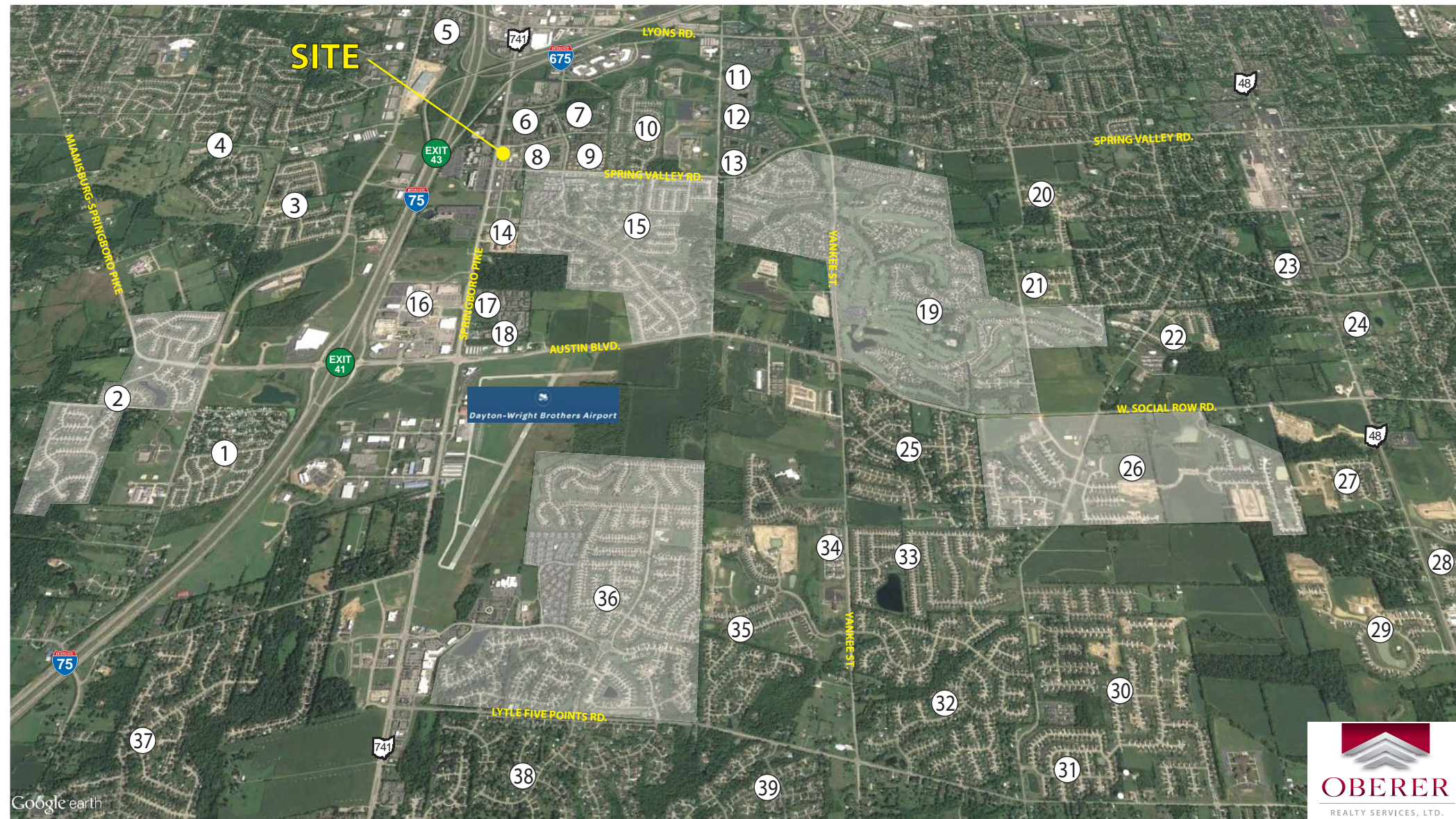
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# SOUTH DAYTON HOUSING DEVELOPMENTS



- |                                    |                                       |   |   |
|------------------------------------|---------------------------------------|---|---|
| 1. Oakwood Village - 509           | 11. Washington Place - 336            | 21. Paragon Place - 76                    | 31. Summit Point - 84                         |
| 2. Crains Run - 402                | 12. Waterstone - 288                  | 22. Somerset - 127                        | 32. Brookside - 373                           |
| 3. Sidney's Bend                   | 13. Twin Lakes/Twin Lakes West - 195  | 23. Edinburgh Village - 80                | 33. Laurel Glen - 172                         |
| 4. Pipestone - 1,500               | 14. Austin Park - 226                 | 24. Scarborough Village - 56              | 34. The Falls - 135 constructed, 305 proposed |
| 5. Autumn Woods - 382              | 15. Villages of Miami - 440           | 25. Waterbury Woods/Ashbury Meadows - 200 | 35. The Springs - 469                         |
| 6. Hunter's Chase - 292            | 16. The Flats at Austin Landing - 274 | 26. Washington Trace - 727                | 36. Settler's Walk - 1,298                    |
| 7. Hidden Lakes - 360              | 17. Covey Run - 138                   | 27. Weathersotne Estates - 93             | 37. Royal Springs/Tamarack - 665              |
| 8. The Club at Spring Valley - 336 | 18. Austin Springs - 204              | 28. Winding Creek - 746                   | 38. Woodland Greens - 252                     |
| 9. The Conifers - 168              | 19. Yankee Trace - 1,100              | 29. Soraya Farms - 379                    | 39. Greenleaf Village - 238                   |
| 10. Heritage Glen - 247            | 20. Estates of Paragon - 24           | 30. Glenridge - 241                       |   |