

RETAIL | FOR LEASE

PRIME INLINE RETAIL SPACES AVAILABLE

890 S Main Street, Centerville, OH 45458
2,730 SqFt - 32,000 SqFt

CONTACT US



MICHAEL COSTANTINI

MANAGING PARTNER | BROKER

513-383-8413

MIKE@3CRE.COM



TRYFON CHRISTOFOROU

MANAGING PARTNER | BROKER

513-490-6881

TRYF@3CRE.COM



ANDREW MATTEI

SENIOR INVESTMENT ADVISOR

(513) 800-9240

ANDREW@3CRE.COM

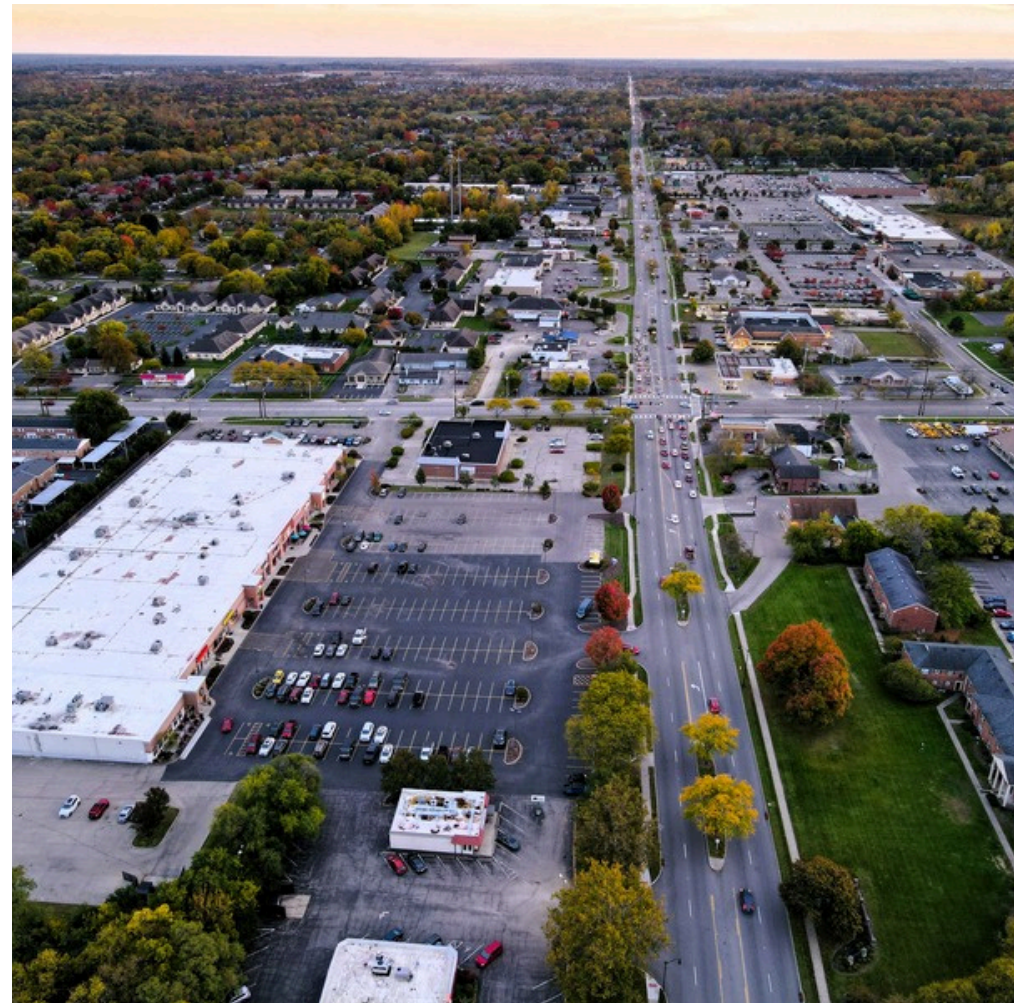


GABRIELA COSTANTINI

SENIOR INVESTMENT ADVISOR

513-600-6168

GABRIELA@3CRE.COM

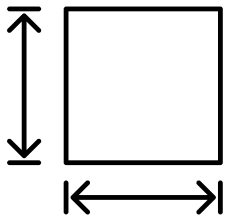


The Offering

3CRE is pleased to offer a premier retail opportunity featuring new Warm White Box spaces ranging from 2,730 to 32,000 SF in Centerville, Ohio. These flexible inline retail spaces can accommodate a wide variety of uses, including grocery, specialty retail, soft goods, food and beverage concepts, service-oriented businesses, and entertainment operators. The space can also be leased entirely as a junior box. The adaptable floor plans provide tenants with the ability to customize space sizes to meet their specific operational needs within a highly visible and accessible retail environment.

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



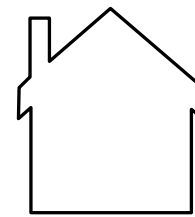
TOTAL SQUARE FEET
2,730 - 32,000



DOCK DOOR
(1) Standard



CLEAR HIEGHT
16.5'



SPACE CONDITION
NEW WARM
WHITE BOX



VEHICLES PER DAY
35,216

TENANT
MIX

DOLLAR GENERAL

Club51
FITNESS

Auto
Zone



COVA
The Complete Women's Practice

El Toro
Mexican Bar & Grill

OHLQ
OHIO LIQUOR

LEASING SUMMARY

ADDRESS:

*890 South Main Street,
Centerville, OH 45458*

SUBMARKET:

Centerville, Ohio

**SPACE
CONDITION:**

Warm White Box

**AVAILABLE
SQUARE FT:**

2,730-27,780 Square Feet

CLEAR HEIGHT:

16.5'

SPRINKLERS:

Wet Sprinkler System

PARKING:

Surface Lot

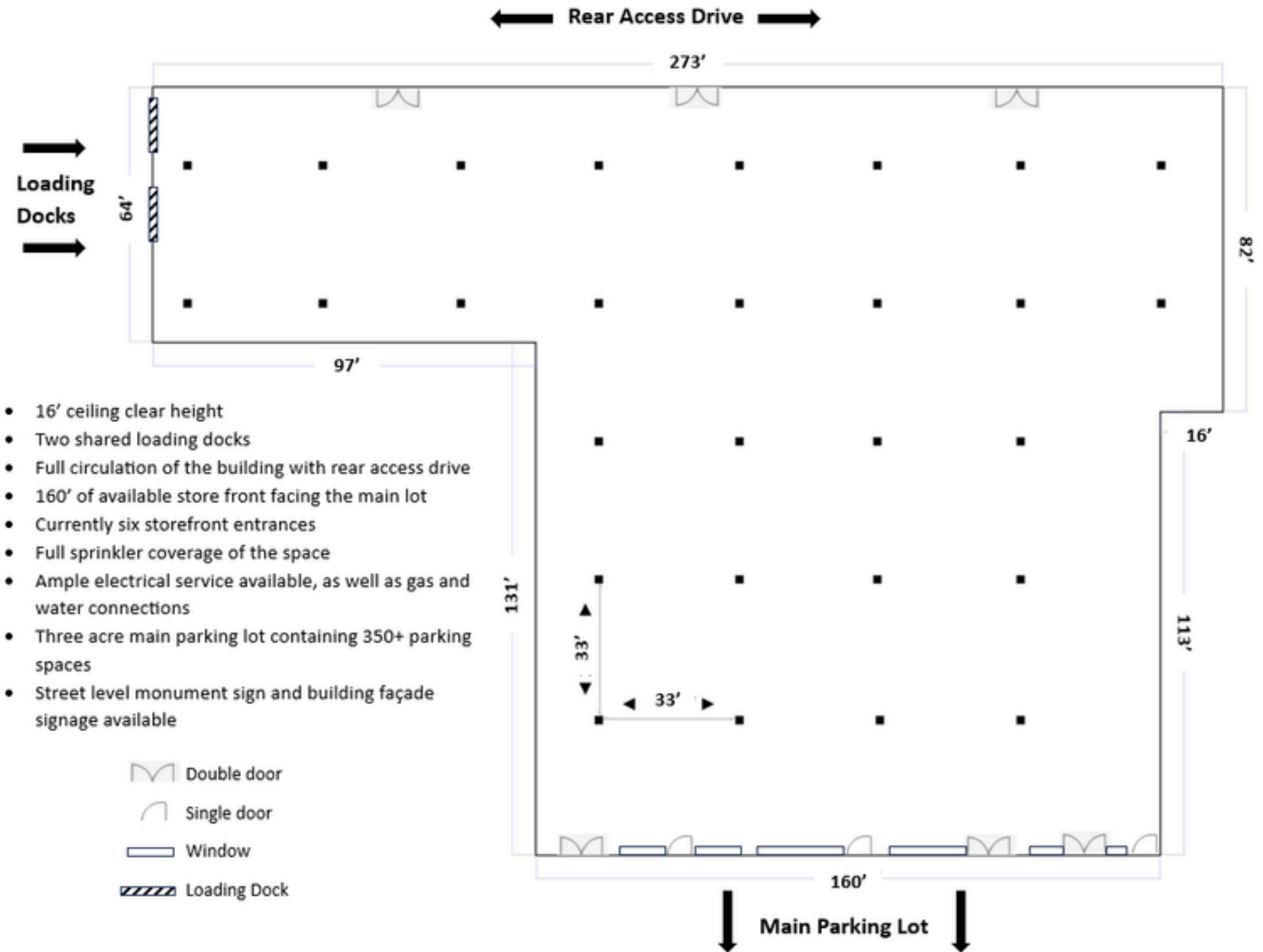
ZONING:

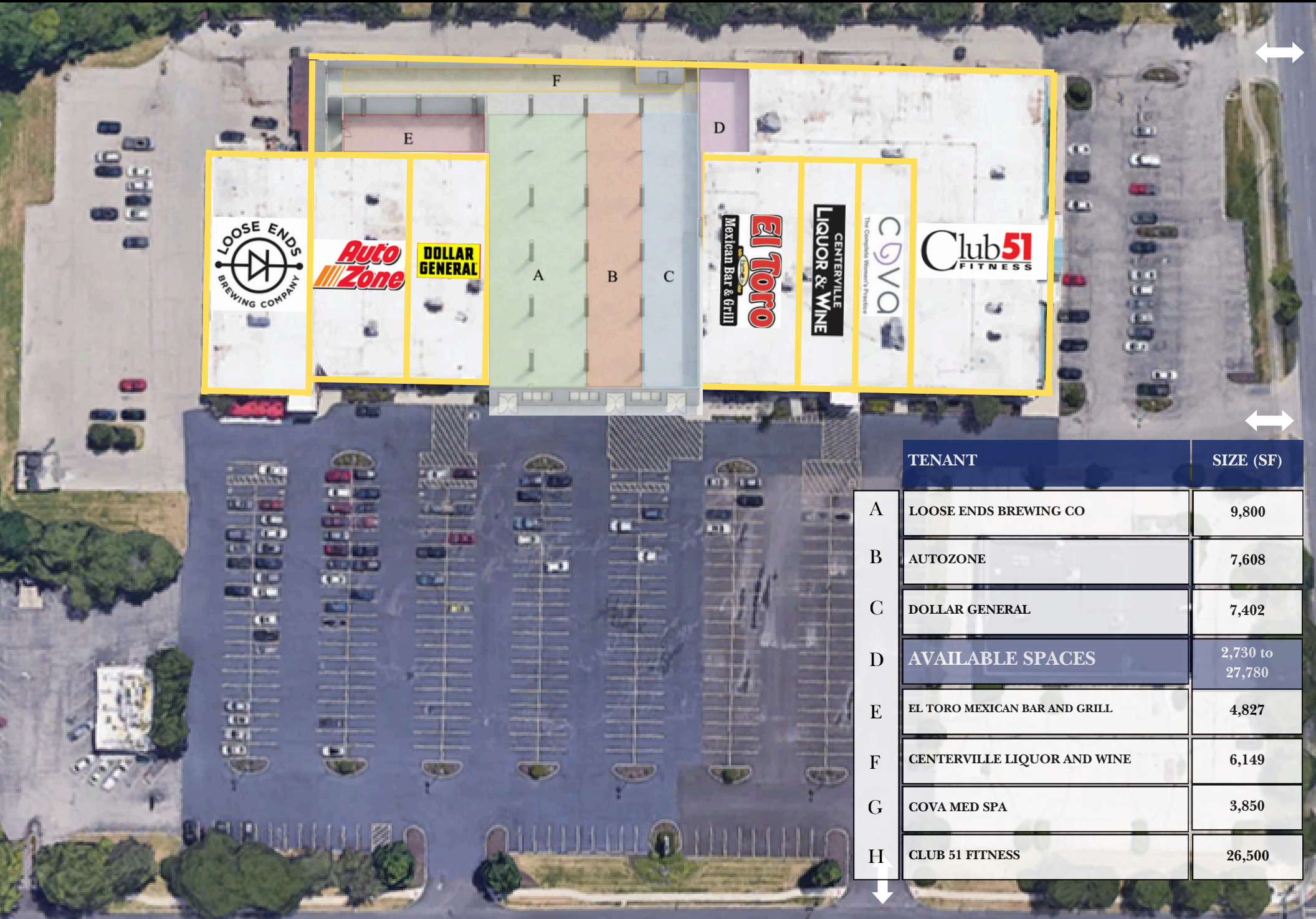
*B-2 (General Business
District)*



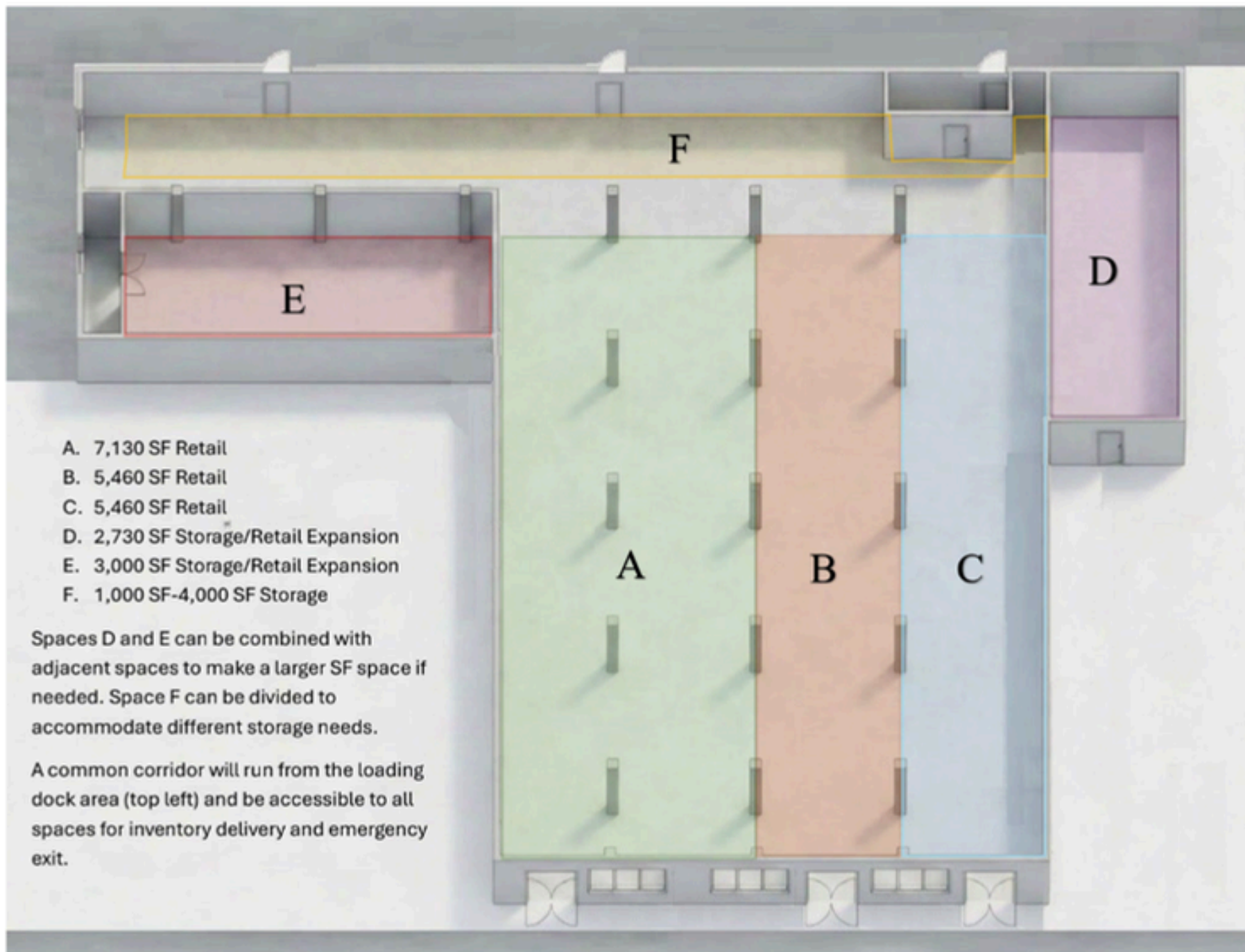


	TENANT	SIZE (SF)
A	LOOSE ENDS BREWING CO	9,800
B	AUTOZONE	7,608
C	DOLLAR GENERAL	7,402
D	AVAILABLE SPACE	32,000
E	EL TORO MEXICAN BAR AND GRILL	4,827
F	CENTERVILLE LIQUOR AND WINE	6,149
G	COVA MED SPA	3,850
H	CLUB 51 FITNESS	26,500





	TENANT	SIZE (SF)
A	LOOSE ENDS BREWING CO	9,800
B	AUTOZONE	7,608
C	DOLLAR GENERAL	7,402
D	AVAILABLE SPACES	2,730 to 27,780
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



- A. 7,130 SF Retail
- B. 5,460 SF Retail
- C. 5,460 SF Retail
- D. 2,730 SF Storage/Retail Expansion
- E. 3,000 SF Storage/Retail Expansion
- F. 1,000 SF-4,000 SF Storage

Spaces D and E can be combined with adjacent spaces to make a larger SF space if needed. Space F can be divided to accommodate different storage needs.

A common corridor will run from the loading dock area (top left) and be accessible to all spaces for inventory delivery and emergency exit.

CENTERVILLE SQUARE

AVAILABLE SPACES

Space	Asset Type	Square Feet	Rate	Additional Rent	Notes
Retail Spaces		18,050 SF			
Space A	Retail	7,130 SF	\$15.00	\$4.00	White-Box
Space B	Retail	5,460 SF	\$15.00	\$4.00	White-Box
Space C	Retail	5,460 SF	\$15.00	\$4.00	White-Box
Storage Spaces		9,730 SF			
Storage D	Storage/Retail	2,730 SF	\$8.00	\$4.00	White-Box
Storage E	Storage/Retail	3,000 SF	\$8.00	\$4.00	White-Box
Storage F	Storage	1,000-4,000 SF	\$8.00	\$4.00	White-Box
Junior Box					
Junior Box	Entire Space + Common Areas	32,000 SF	\$9.00	\$4.00	Junior-Box
Totals				\$4.00 SF/Year	












DENSE RESIDENTIAL AREA




 TACO BELL
QUICK SERVICE RESTAURANT

 MCDONALD'S
QUICK SERVICE RESTAURANT


 ARBY'S
QUICK SERVICE RESTAURANT


 HOT HEAD BURRITOS
QUICK SERVICE RESTAURANT

 DUNKIN'
COFFEE SHOP


 RITE AID
CONVENIENCE STORE


 KROGER
GROCERY STORE

 WENDY'S
QUICK SERVICE RESTAURANT


 STARBUCKS
COFFEE SHOP

 WALGREENS
CONVENIENCE STORE

 SPEEDWAY
GAS STATION

 SHELL
GAS STATION



 KABUKI
RESTAURANT

SOUTH MAIN STREET

	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"



MICHAEL COSTANTINI
MANAGING PARTNER | BROKER
513-383-8413
MIKE@3CRE.COM



GABRIELA COSTANTINI
SENIOR INVESTMENT ADVISOR
513-600-6168
GABRIELA@3CRE.COM



ANDREW MATTEI
SENIOR INVESTMENT ADVISOR
(513) 800-9240
ANDREW@3CRE.COM



TRYFON CHRISTOFOROU
MANAGING PARTNER | BROKER
513-490-6881
TRYF@3CRE.COM



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

