



OBERER

REALTY SERVICES, LTD.

AVAILABLE AUSTIN CENTER WEST Miamisburg/Miami Township, Ohio



- 1 - 16 ACRES available for sale or lease
- STRATEGICALLY LOCATED just 1/3 mile west of the new I-75/Austin Road interchange, southwest Ohio's newest I-75 commercial corridor between Dayton and Cincinnati
- DIRECTLY ADJACENT TO THE NEW MOTOMAN NORTH AMERICAN HEADQUARTERS, a 300,000 SF facility with 285 employees and generating over 3,000 hotel room nights annually
- IDEALLY SUITED FOR retail, restaurant, fast food, pharmacy
- EXCELLENT VISIBILITY with direct frontage on both Austin Blvd. and Byers Rd.
- ZONED PLANNED COMMERCIAL

DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	39,302	115,906	176,306
HH INCOME	\$88,896	\$80,730	\$80,943

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.

**CALL DANIELLE KUEHNLE at 937-910-0851
for more information**

WELCOME TO THE REGION WE KNOW

937-910-0851 • 9080 Springboro Pike, Miamisburg, Ohio 45342 • www.oberer.com/commercial

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