



Crest
Commercial Realty

Office / Retail / Medical



FOR LEASE



Property Highlights

- Two buildings positioned in Dayton's dominant retail trade area, just off I-75.
- Prime location offers prominent signage, excellent visibility, and ample parking.
- Facing Centerville Miamisburg Rd. w/access from Prestige Plaza Dr.

Available Space

10 Prestige Plaza is a free-standing office building.

- 4,000 SF.
 - \$14/SF + \$3/SF, NNN

8 Prestige Plaza, multi-unit building for office/retail/medical.

- Unit 107 ~ 4,000 SF.
 - Former Urgent Care.
 - LR: \$18/SF + \$3/SF, NNN.
- Unit 108 ~ 2,200 SF.
 - In-line location.
 - LR: \$14/SF + \$3/SF, NNN.

Tim Albro



937-222-1600, ext 104
talbro@crestrealtyohio.com



6601 Centerville Business Parkway, Suite 150, Centerville. OH 45459

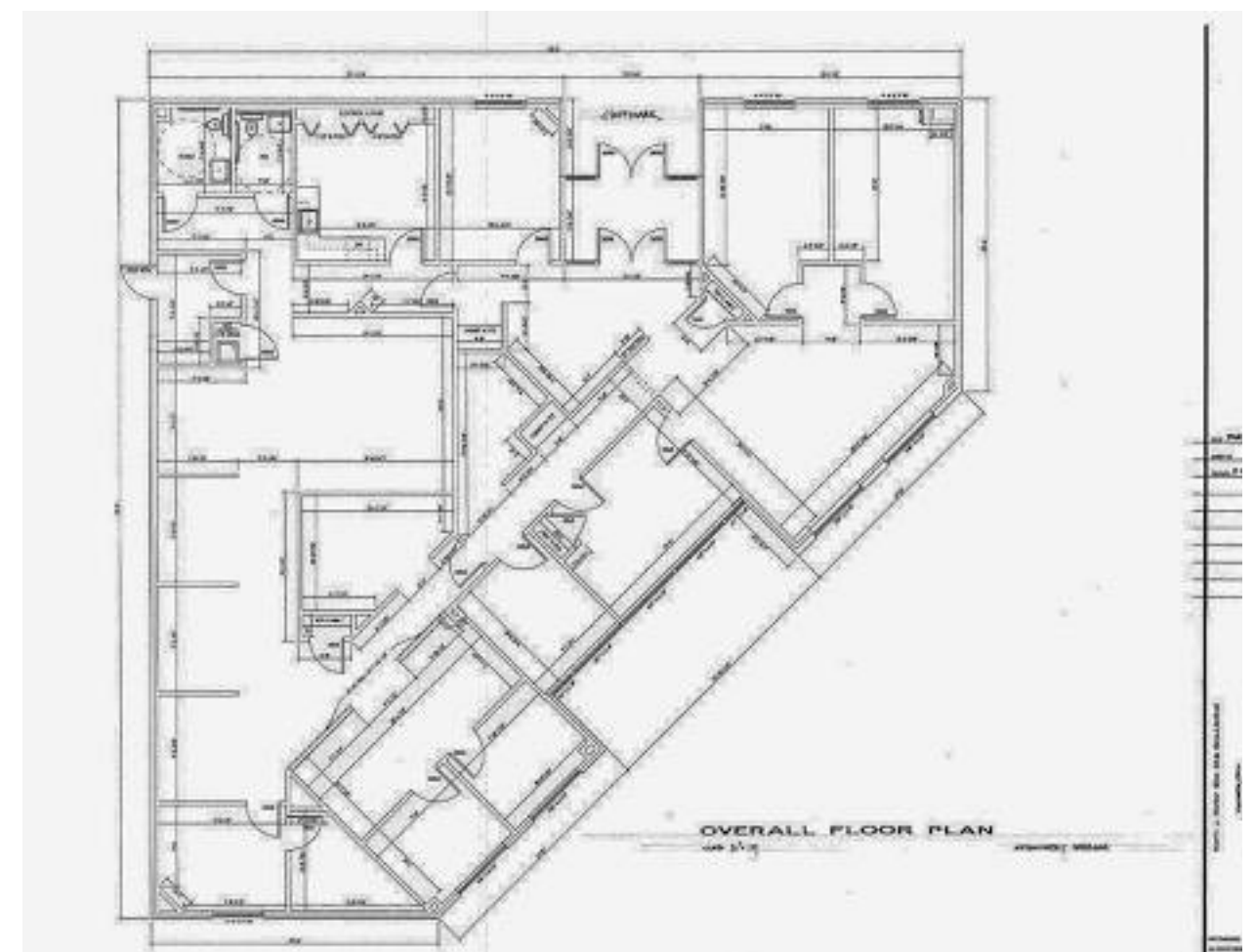
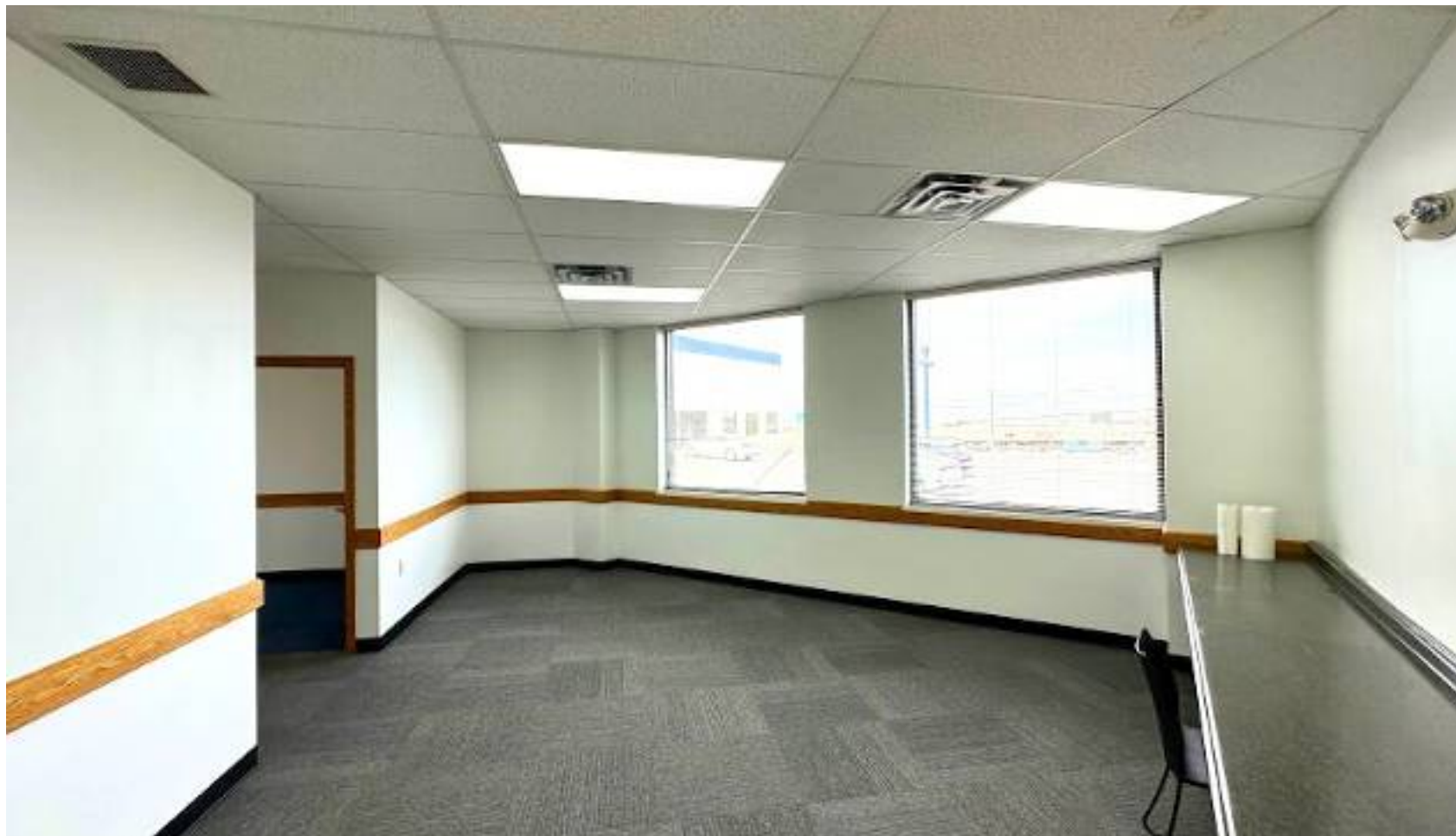
Office

4,000 SF



10 Prestige Plaza

- 4,000 SF.
- Free-standing building.
- Open reception with dedicated entrance, kitchenette.
- Mix of private offices, common space.
- Neutral colors and light-filled throughout ~ move-in ready!
- Ample parking and easy access.
- Lease Rate: \$14/SF + \$3/SF, NNN

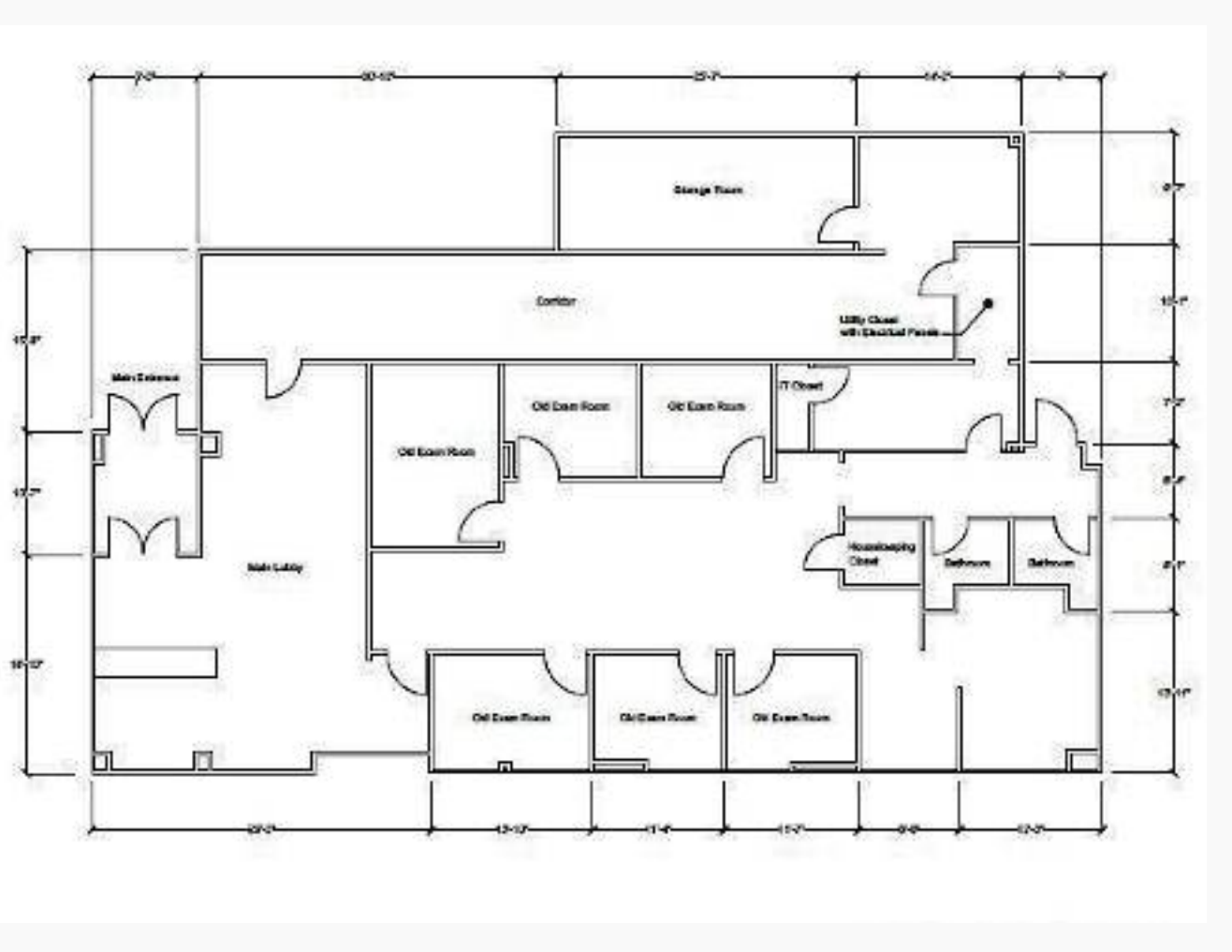


Medical



8 Prestige Plaza

- 4,000 SF.
- Former Urgent Care location.
- Corner position offers great visibility!
- Updated interior with high-end finishes.
- Large reception/waiting room, exam rooms and common work space.
- Entrance vestibule, light-filled space.
- Attached flex space offers additional SF to expand or for storage.
- Lease Rate: \$18/SF + \$3/SF, NNN



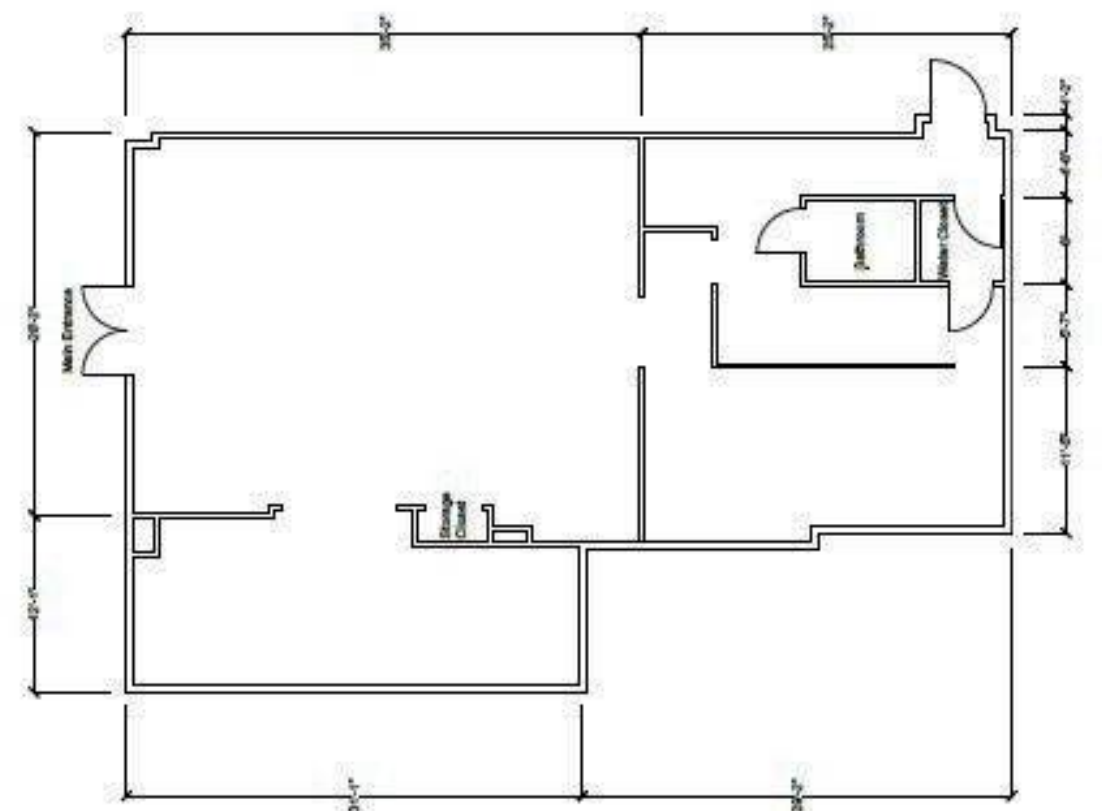
Retail / Office

2,200 SF



8 Prestige Plaza

- 2,200 SF.
- Ready to be customized!
- In-line location with parking in front.
- High ceilings and flexible, open space.
- Perfect for retail or office.
- Front and rear window exposure.
- Lease Rate: \$14/SF + \$3/SF, NNN.



OVERALL FLOOR PLAN | 1



Demographics

	2 miles	5 miles	10 miles
2024 Population	29,805	132,787	429,291
2024 Households	13,859	57,035	178,946
Home Value	\$190,380	\$215,337	\$188,377
Average Household Income	\$85,977	\$99,175	\$88,065

Traffic Count

Miamisburg Centerville Rd & Prestige Plaza Dr. 34,762 VPD

** Information from Costar, 2024



- ① Leslie's Pool Supplies
- ② Arthur Murray Dance
- ③ David's Bridal
- ④ Union Savings Bank
- ⑤ LoanMax
- ⑥ Bright Now! Orthodontics
- ⑦ Chuckie Cheese
- ⑧ Comfort Suites
- ⑨ Key Bank
- ⑩ Matt Castrucci Honda

Tim Albro

937-222-1600, ext 104
talbro@crestrealtyohio.com

