



**Crest**  
Commercial Realty

# Office Building

**FOR SALE**

1195 E. Alex-Bell Rd., Centerville, OH 45459



## Property Highlights

- Prime location in Centerville!
- Well-situated, two-story building is 13,382 SF on 1.296 AC.
- Property offers excellent visibility, easy access and ample parking.
- The interior offers light-filled mix of private offices, flexible co-working spaces, a large conference room, a studio room with high ceilings, control room and warehouse/storage.
- The second floor offers an updated kitchenette and break room
- The warehouse/storage space is accessible by 8' double door.
- A spacious elevator connects 1<sup>st</sup> and 2<sup>nd</sup> floor.
- An in-place security system includes motion sensors and window/door break sensors.
- An in-place propane generator - 50 kw, 200 amp 3-phase with transfer switch also available to new owner.
- Close to many amenities! Sugarceek Plaza and Cross Pointe Shopping Center are just minutes away.
- Property also available For Lease - Please call for more information.



**Sale Price: \$1,300,000**

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## Location & Demographics

1 mile

3 mile

5 mile



### Population

2025 Population  
2030 Projection

7,990  
7,947

60,626  
60,178

144,421  
143,735



2025 Households  
2030 Projection

3,962  
3,936

26,094  
25,904

62,475  
62,153



### Household Income

2025 Avg Household Income

\$100,705

\$112,574

\$113,254



### Housing & Income

2025 Medium Home Value

\$289,250

\$290,191

\$284,204

