



# CROSS POINTE SHOPPING CENTER

251 E. Alex Bell Road  
Centerville, OH 45459

## AVAILABLE FOR LEASE

9,100 SF | 30,420 SF  
approx. 1 acre Outlot



### PROPERTY FEATURES

- Cross Pointe is a 125,058 SF shopping center located in the Southeast quadrant of I-675 and SR 48.
- Strong anchor tenants including: The Tile Shop, Rocky's Ace Hardware.
- Conveniently located near affluent areas of Dayton including: Centerville, Bellbrook and Oakwood.
- There are 104,300 people in the center's trade area with an average household income of \$117,474.

### OUTLOT



### Retail Spaces



### DEMOGRAPHICS

(2026 estimates)

|            | Population<br> | Households<br> | Average HH Income<br> | Daytime Population<br> |
|------------|----------------|----------------|-----------------------|------------------------|
| 1 Mile     | 9,472          | 4,634          | \$93,175              | 9,675                  |
| 3 Miles    | 69,420         | 30,786         | \$118,780             | 42,387                 |
| 5 Miles    | 172,868        | 75,534         | \$119,924             | 91,887                 |
| Trade Area | 270,192        | 113,932        | \$104,775             | 138,648                |

### KEY TENANTS



### TRAFFIC COUNTS

17,728 VPD - on E. Alex Bell Road directly in front of the site.

21,400 VPD - on SR 48, West of the site.



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