



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 and Home 2 Home.
- 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

(2023 estimates)

	Population 	Households 	Average HH Income 	Daytime Population
1 Mile	7,994	3,697	\$114,648	8,916
3 Miles	68,060	30,261	\$127,920	43,615
5 Miles	170,835	74,948	\$129,685	98,328
Trade Area	93,992	40,932	\$135,896	46,904

KEY TENANTS



TRAFFIC COUNTS

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

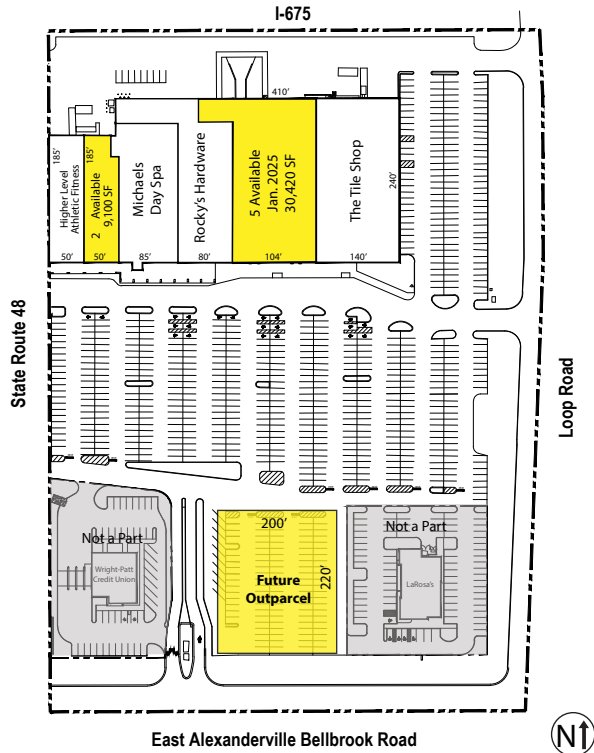
21,400 VPD - on SR 48, West of the site.



FRANK DASCENZO

400 Techne Center Drive
Suite 320
Milford, OH 45150
Direct: 330.233.1877
fdascenzo@selectstrat.com
www.selectstrat.com

SITE PLAN



Suite #	Tenant Name	SF
1	Higher Level Athletic Fitness	9,200
2	Available	9,100
3	Michael's Day Spa	17,297
4	Rocky's Hardware	19,890
5	Available - Jan. 2025	30,420
6	The Tile Shop	28,440

RETAIL AERIAL

