



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

(2024 estimates)

	Population 	Households 	Average HH Income 	Daytime Population
1 Mile	9,561	4,664	\$95,090	9,772
3 Miles	68,661	30,450	\$118,483	42,481
5 Miles	171,006	74,714	\$119,349	90,963
Trade Area	93,686	40,808	\$124,894	46,526

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.

KEY TENANTS



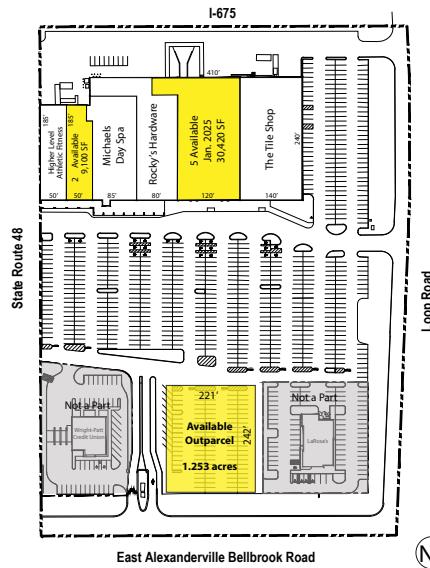
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SITE PLAN

Cross Pointe

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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	28,440
6	The Tile Shop	28,440
LOPI	Outparcel - Available	1.253 acres

RETAIL AERIAL

