



CROSS POINTE SHOPPING CENTER

251 E. Alex Bell Road
Centerville, OH 45459

AVAILABLE FOR LEASE

9,100 SF | 30,420 SF
approx. 1.253 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

30,420 SF



9,100 SF



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.

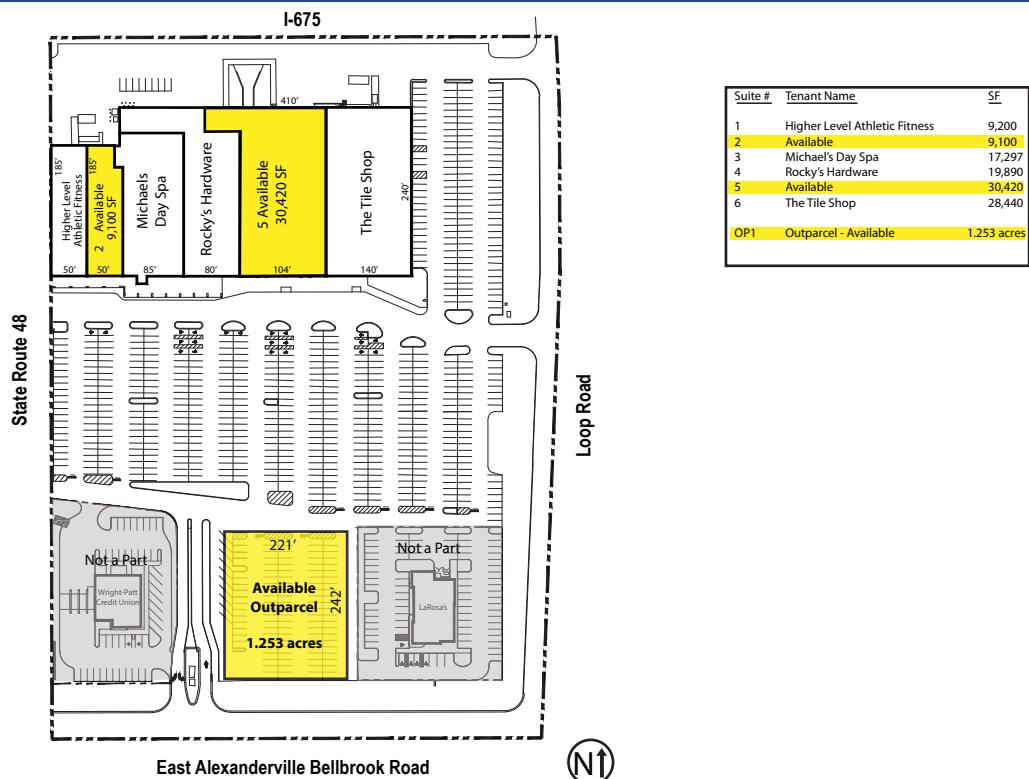
KEY TENANTS



FRANK DASCENZO

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

SITE PLAN



RETAIL AERIAL

Cross Pointe_Retail Aerial

