

\$130M plan announced for Centerville shopping mall

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A well-known Dayton-area developer has announced a \$130 million plan for a Centerville shopping center.

Dillin LLC is moving forward with the \$130 million mixed-use redevelopment plan for Centerville Place, a 330,000-square-foot shopping center located at State Route 48 between Sheehan and Spring Valley roads. This project includes the former Kroger location, which has sat vacant since December 2011 after the larger Kroger Marketplace opened.

Larry Dillin, president and CEO of Dillin LLC, says the mixed-use redevelopment and what he's called a "community center project" will encompass 27 acres. An original figure released estimated the investment at \$146 million.

"It is targeted to people in the immediate area – it is not a destination retail center," Dillin said. "(This) gateway project – it will change the way people view Centerville when entering from the south."

Dillin presented about plans for Centerville Place at the Monday, Aug. 19 inside council chamber at Centerville Municipal Building.



HANNAH POTURALSKI/DBJ

A \$130 million redevelopment plan has been announced for Centerville Place.

"This type of investment is a game-changer; it does not happen every day," Centerville City Manager Wayne Davis said. "When we were approached by Mr. Dillin and his investors, we were overwhelmed with excitement regarding the possibilities for Centerville Place."

An unnamed "respected" tenant has also committed to a 60,000-square-foot professional building in this space. This tenant will join current tenants of Lock 27 Brewing, Bath & Body Works, Great Clips and La Piñata Mexican Grill & Bar, among others.

Current tenants at Centerville Place will continue their leases and will be offered the opportunity to occupy space in the newly-created property. The developer predicts demolition will begin on the former Kroger building this summer or fall. The buildings are expected to be completed in calendar year 2020.

The conceptual site plan of Centerville Place shows a variety of spaces designated for retail, residential, restaurants, offices, green space and parking.

Here's the breakdown:

The 371,000-square-foot strip mall is expected to gain four levels of residential space above it. This residential space is expected to house 205 units, in addition to a parking garage.

There are three plots designated for retail, restaurants and commercial uses. Those plots combined make up 33,170 square feet. In addition, there's 3,500-square-foot space for a bank and 7,600-square-foot space for a new, in-line retail, cafe or service establishment.

Opportunities for offices and mixed-used spaces are present in the site plan. A two-level structure designed for mixed-use and offices will be available above two first-level retail and office spaces. Both of these structures stand at 19,500 and 42,000 square feet.

Parking spaces and new entrances will be established throughout the area. The center will be surrounded by existing wetlands and green space.

"Creating communities of uniquely connected spaces, energized with a program of events, is what brings neighborhoods to life ... and that's what Dillin projects are all about," Dillin said. "The public parks and streetscape connectivity are a major

feature of the redevelopment. Public spaces for people to gather, parks, water features and landscaping."

The land will continue to be owned by Queen City Lease Management — a joint venture between Dillin and an investment group — and will be managed and developed by Dillin.

Dillin is past president of VisCap Development LLC, which manages Austin Landing, a mixed-use development of housing, restaurants, retail and entertainment.

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