



# OBERER

REALTY SERVICES, LTD.

## AVAILABLE VALLE GREENE EAST Fairborn, Ohio 45324



- 1.2 - 3.6 +/- ACRES available for sale
- **IDEAL LOCATION** on Gateway Drive just off E. Dayton Yellow Springs Rd. at I-675
- **EXCELLENT VISIBILITY** from E. Dayton Yellow Springs Rd. offering almost 22,000 vehicles per day
- **EASY ACCESS TO/FROM I-675**
- **DIRECTLY ACROSS FROM** Kroger-anchored shopping center and Valle Greene North, one of Greene County's premier mixed-use business parks
- **ZONED PD-2** Planned Commercial

The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.

DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	30,313	68,011	129,783
HH INCOME	\$67,339	\$72,077	\$72,767

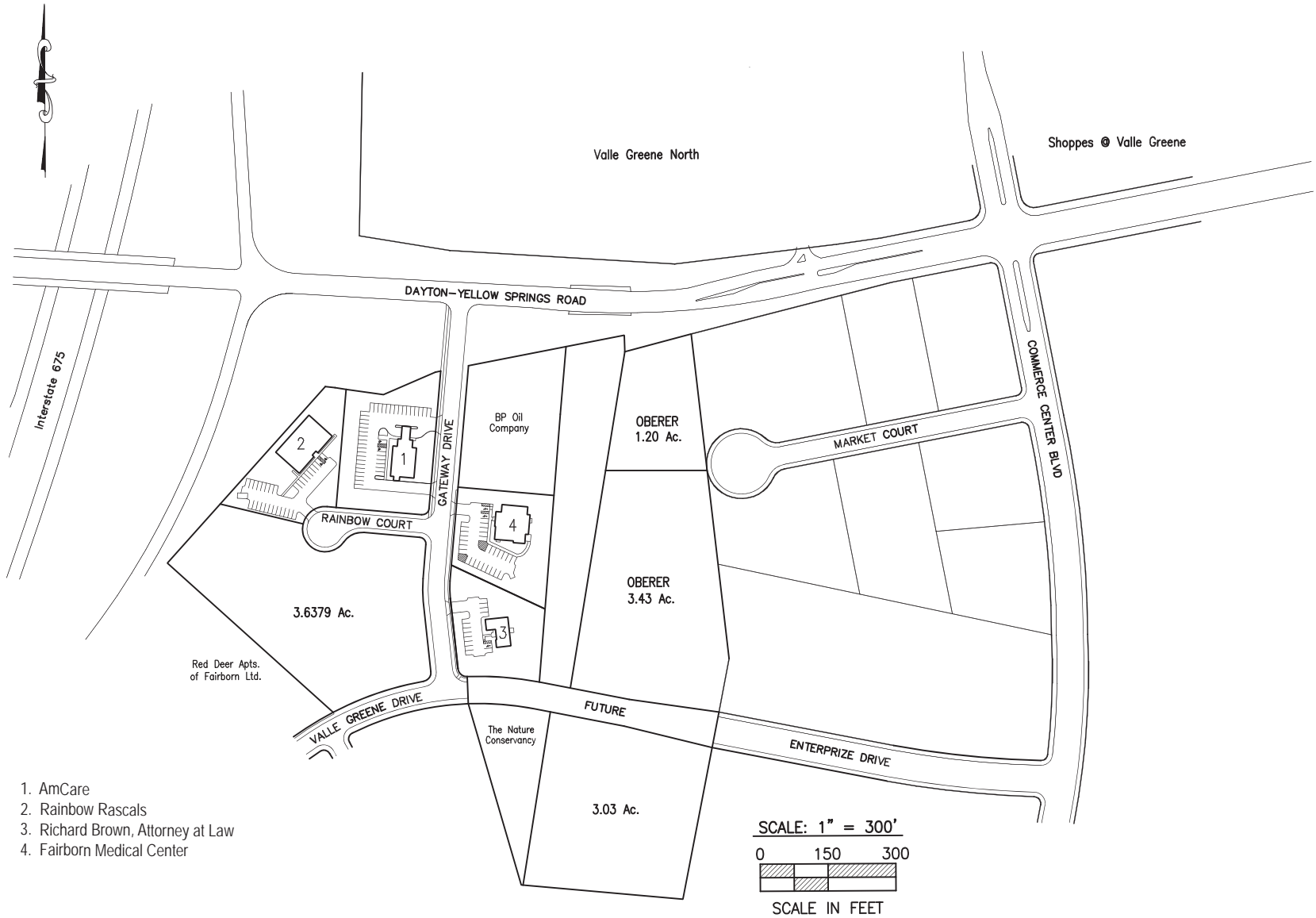
**CALL CHRIS CONLEY at 937-910-0851**  
for more information

WELCOME TO THE REGION WE KNOW

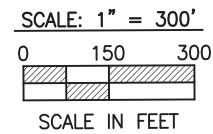
937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com

# AVAILABLE VALLE GREENE EAST

Fairborn, Ohio 45324



1. AmCare
2. Rainbow Rascals
3. Richard Brown, Attorney at Law
4. Fairborn Medical Center



WELCOME TO THE REGION WE KNOW

937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com