



OBERER

REALTY SERVICES, LTD.

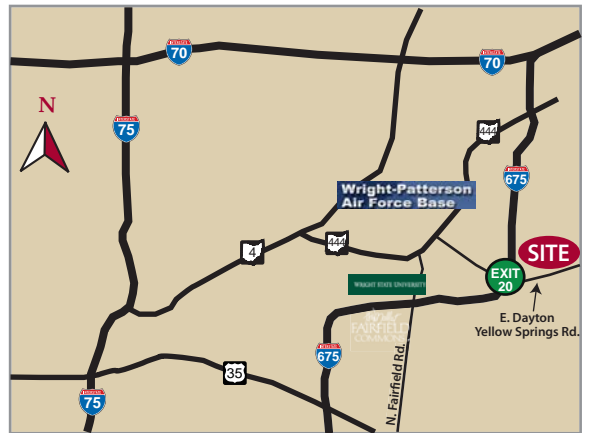


FOR LEASE SHOPPES II AT VALLE GREENE

Fairborn, Ohio 45324



- **1,186 SF REMAINING FOR LEASE** in new 6,000 SF retail center on E. Dayton Yellow Springs Rd. just off I-675 (Exit 20)
- **SEPTEMBER 2016 DELIVERY**
- **HIGH VISIBILITY LOCATION** adjacent to new \$20 million, 135,000 SF Kroger Marketplace scheduled to open Spring 2017
- **LOCATED AT THE GATEWAY TO VALLE GREENE NORTH**, a 325-acre multi-use business park accomodating retail, restaurant, hotel, office, medical and light industrial users
- **CONVENIENTLY LOCATED** just 3 miles from Wright-Patterson Air Force Base and Wright State University



2017 DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	32,865	70,294	127,037
TOTAL EMPLOYEES	9,976	32,709	57,463
HH INCOME	\$70,802	\$77,336	\$78,457

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

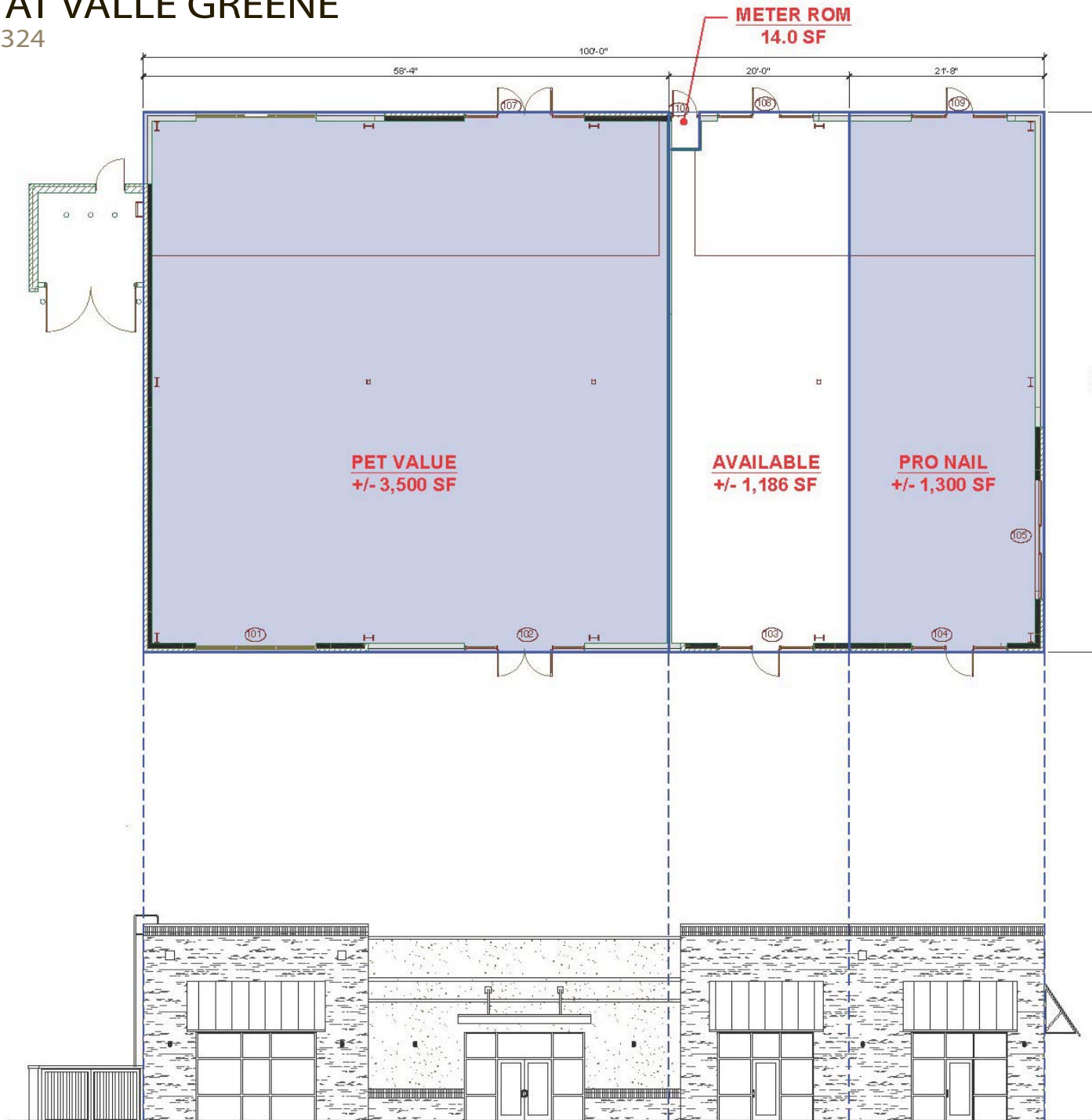
WELCOME TO THE REGION WE KNOW

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

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VALLE GREENE NORTH

I-675 & DAYTON YELLOW SPRINGS RD.
Fairborn, Ohio



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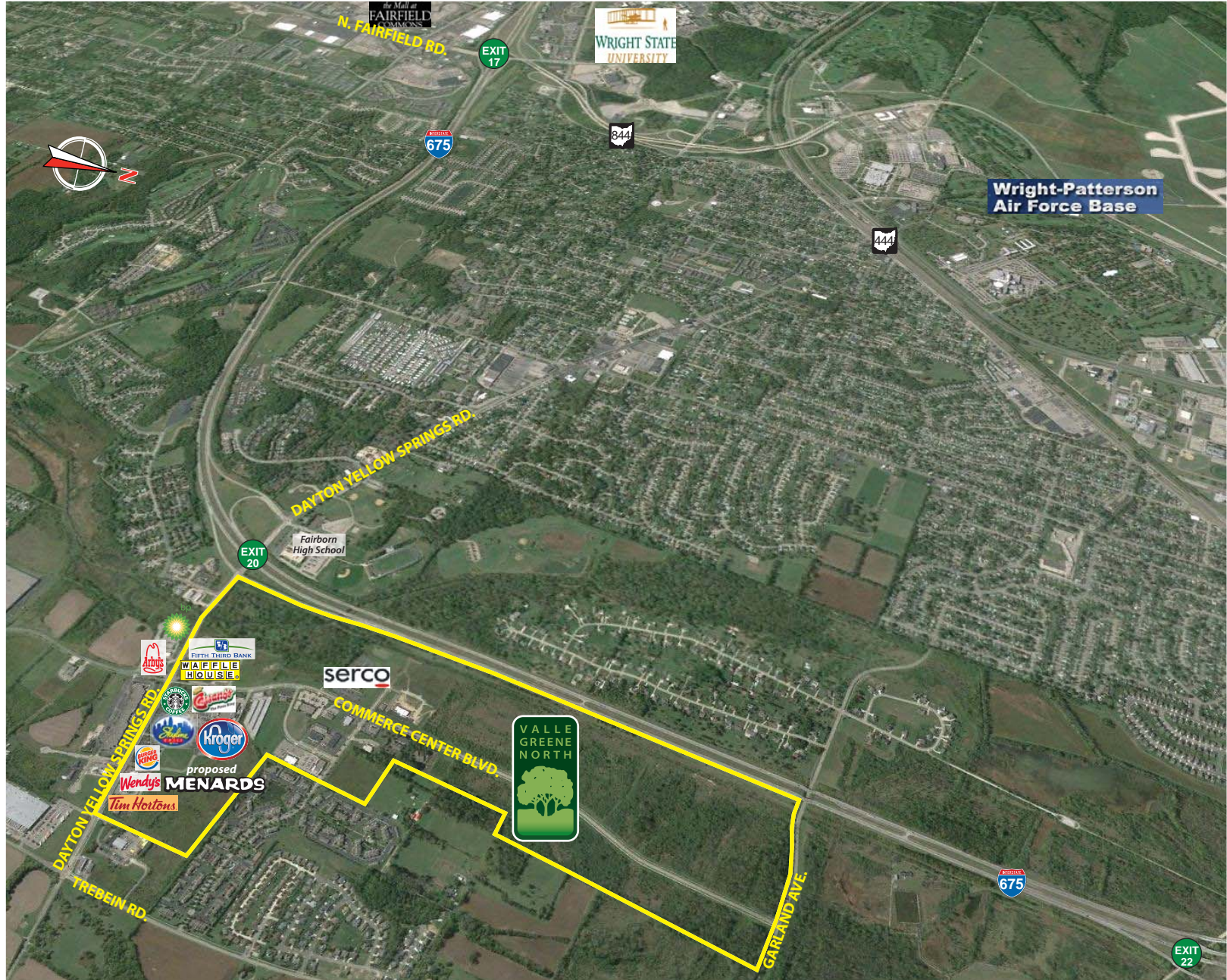
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