



OBERER

REALTY SERVICES, LTD.

FOR SALE OR LEASE

680 AVIATOR CT.

Vandalia, Ohio 45377



- **5,000 +/- SF FREESTANDING BUILDING** on 0.96 acres available for sale or lease
- **EXCELLENT I-75 VISIBILITY** offering over 78,400 cars per day
- **I-75 PYLON SIGNAGE** available
- **IDEAL LOCATION ON I-75** at Northwoods Blvd. just north of the I-75/I-70 ("Crossroads of America") interchange
- **DIRECTLY ADJACENT TO** Kroger anchored retail shopping center
- **WELL-SUITED FOR RETAIL/OFFICE/SHOWROOM USES**
- **CONTACT CHRIS CONLEY OR DANIELLE KUEHNLE** at 937.910.0851 for more information



2015 DEMOGRAPHICS	3 mile	5 mile	7 mile
POPULATION	19,569	65,021	131,560
HH INCOME	\$70,244	\$70,725	\$65,294
TOTAL EMPLOYEES	17,438	40,540	72,812

WELCOME TO THE REGION WE KNOW

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

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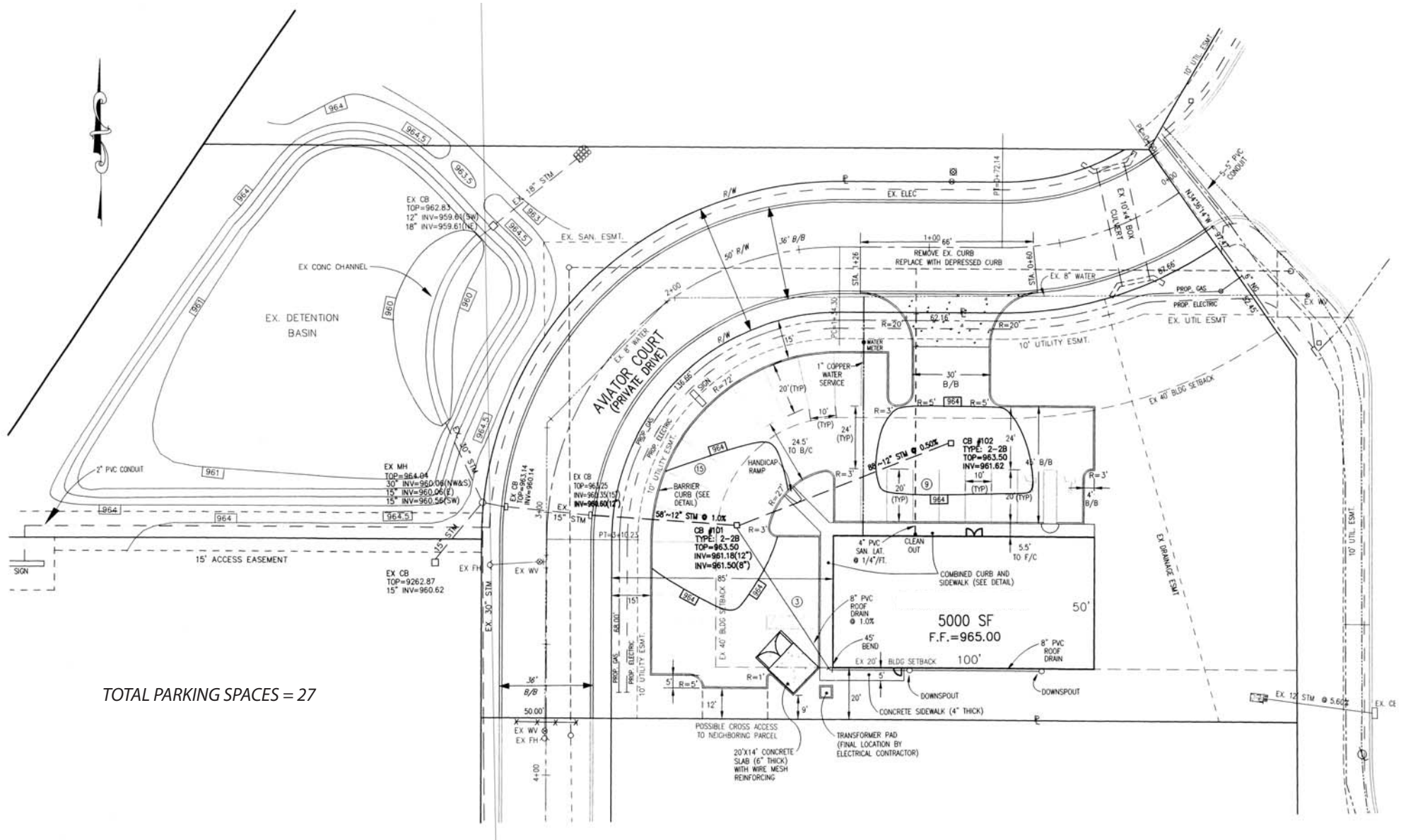
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TOTAL PARKING SPACES = 27

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