



OBERER

REALTY SERVICES, LTD.



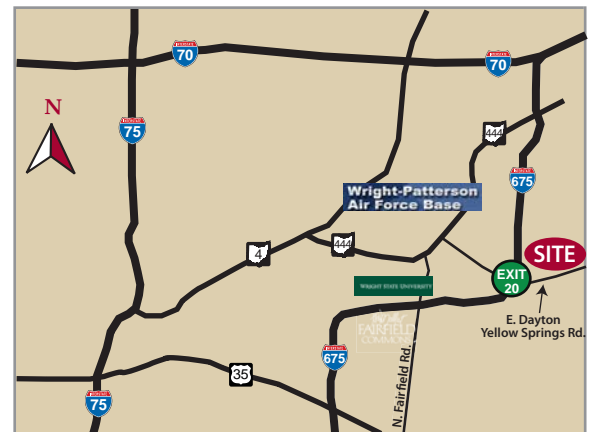
FOR LEASE

72,000 SF

Fairborn, Ohio 45324



- **72,000 SF AVAILABLE FOR LEASE** in former Kroger on E. Dayton Yellow Springs Rd. just off I-675 (Exit 20)
- **HIGH PROFILE LOCATION** immediately adjacent to new \$20 million, 135,000 SF Kroger Marketplace scheduled to open in 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
- **HIGH VISIBILITY** with direct frontage on E. Dayton Yellow Springs Rd. offering drive-by traffic of over 21,900 vehicles per day
- **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



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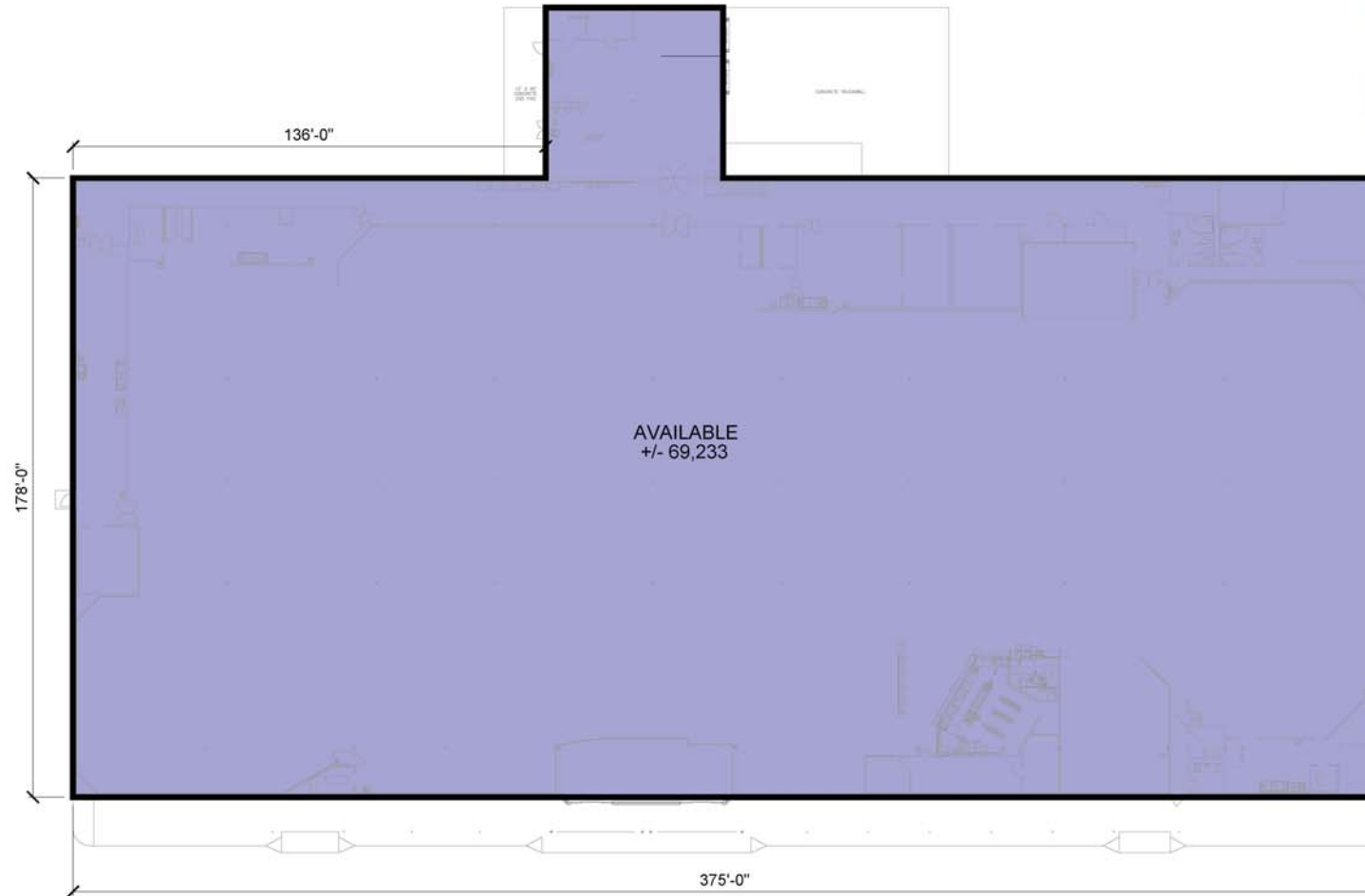


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VICINITY MAP
NOT TO SCALE



VALLE GREENE NORTH - FAIRBORN, OHIO - FORMER KROGER
INTERSTATE 675 & DAYTON YELLOW SPRINGS ROAD
 COUNTY OF GREENE, CITY OF FAIRBORN, OHIO

FEBRUARY 1, 2018

OCCUPANCY PLAN

SCALE: 1/16" = 1'-0" (@ 24x36)

The information shown on this concept plan is to illustrate general intent and shall not be construed as final as final with regard to any and all improvements shown hereon.





VALLE GREENE NORTH

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



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FOR LEASE

FORMER KROGER AT VALLE GREENE

Fairborn, Ohio



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