



FOR LEASE

2760 TOWNE DRIVE

Beavercreek, Ohio 45431



- **3,437 +/- SF AVAILABLE FOR LEASE** in 6,400 SF former restaurant building just off I-675 (Exit 17) at N. Fairfield Rd. & New Germany-Trebein Rd.
- **CO-TENANCY WITH NEW RUSTY TACO**
- **IMMEDIATELY ADJACENT TO SHOPPES OF BEAVERCREEK** (DSW, Ulta, Bed Bath & Beyond) and Longhorn Steakhouse
- **LOCATED IN HIGHLY DESIREABLE BEAVERCREEK SUPER REGIONAL TRADE AREA** across from The Mall at Fairfield Commons
- **HIGH TRAFFIC LOCATION** with over 33,800 cars per day on N. Fairfield Rd. and signalized access to/from New Germany-Trebein Rd.
- **STRONG DEMOGRAPHICS & DAYTIME POPULATIONS** supported by: **Wright-Patterson Air Force Base**, the state's largest single employer with 27,400 employees; **Wright State University** with over 20,400 students and staff; **Soin Medical Center** with 850 employees and currently undergoing a 170,000 SF expansion; and **Pentagon Parkway Office Park**



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

2018 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	6,647	51,519	117,659
HH INCOME	\$103,428	\$78,439	\$74,724
TOTAL EMPLOYEES	10,157	27,988	53,741

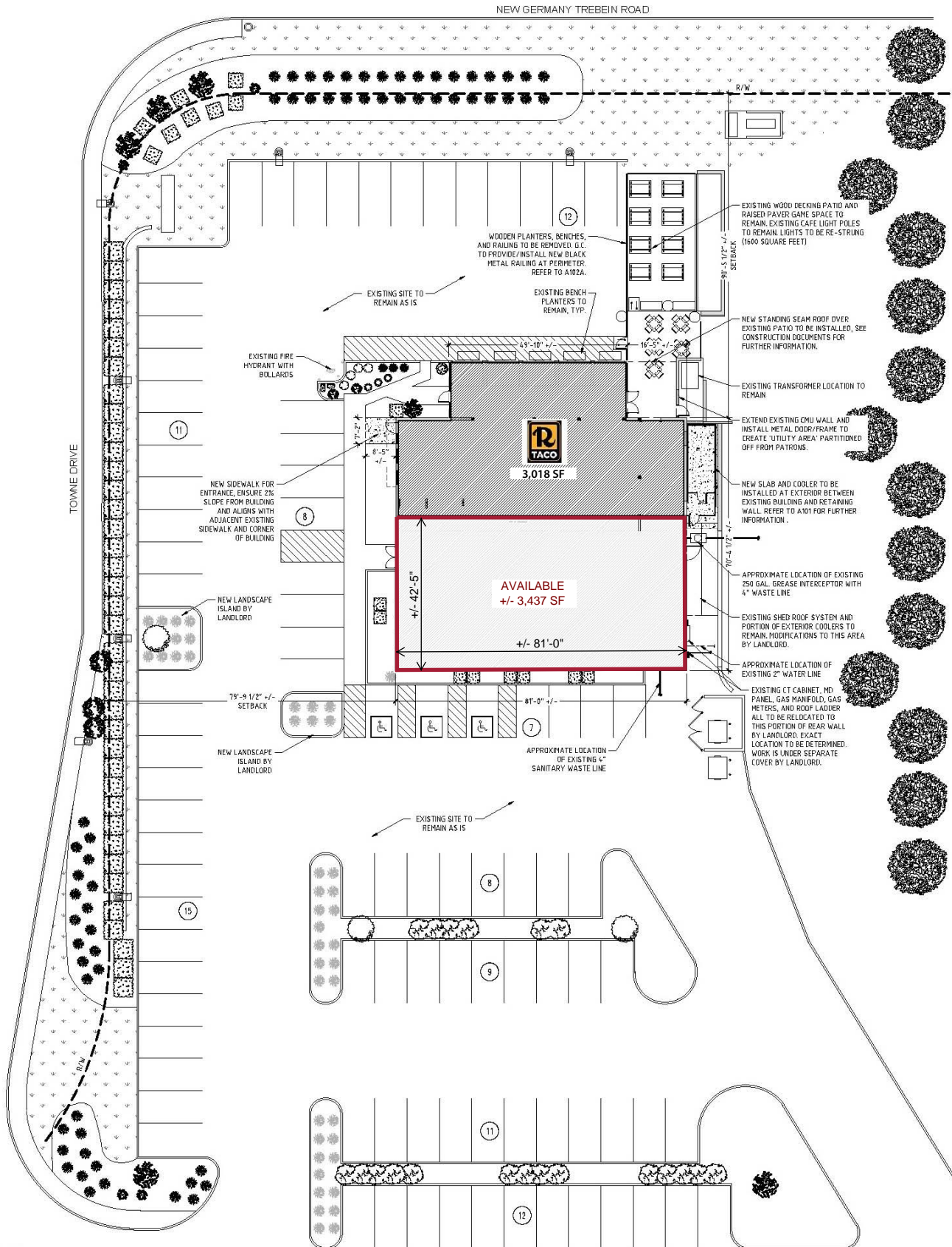
WELCOME TO THE REGION WE KNOW

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

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