



# OBERER

REALTY SERVICES, LTD.

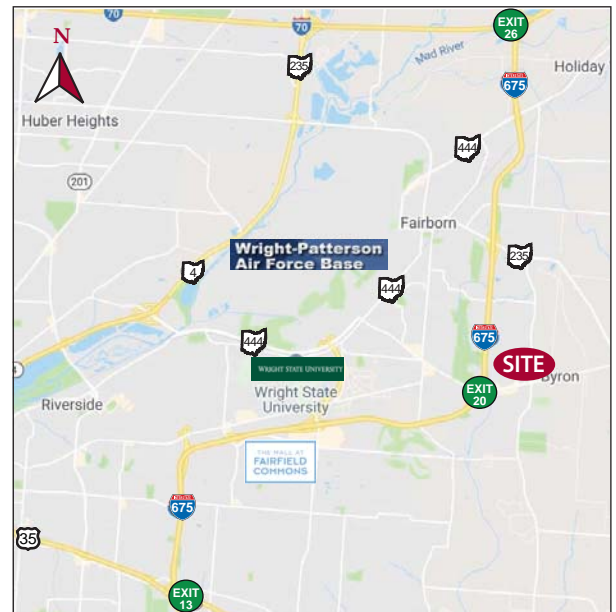


## RETAIL REDEVELOPMENT OPPORTUNITY SHOPPES AT VALLE GREENE

Fairborn, Ohio 45324



- **1,200 SF - 24,000 SF RETAIL SPACE AVAILABLE FOR LEASE** in redeveloped former Kroger just off I-675 on E. Dayton Yellow Springs Rd. (Exit 20)
- **HIGH PROFILE LOCATION** in co-tenancy with new 19,000 SF Goodwill, and immediately adjacent to new 135,000 SF Kroger Marketplace and future 248,000 SF Menard's
- **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
- **CONTACT CHIRS CONLEY OR DANIELLE KUEHNLE** for more information



| 2018 DEMOGRAPHICS | 3 mile   | 5 mile   | 7 mile   |
|-------------------|----------|----------|----------|
| POPULATION        | 33,444   | 71,014   | 128,751  |
| TOTAL EMPLOYEES   | 9,867    | 32,509   | 58,627   |
| HH INCOME         | \$72,732 | \$79,675 | \$81,123 |

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# RETAIL REDEVELOPMENT OPPORTUNITY

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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

APRIL 4, 2019

**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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# VALLE GREENE NORTH

## I-675 & DAYTON YELLOW SPRINGS RD.

Fairborn, Ohio



### SURROUNDING RESIDENTIAL DEVELOPMENTS



| <u>Development</u>             | <u># of Approved Lots/Units</u> | <u>% Completed</u>         |
|--------------------------------|---------------------------------|----------------------------|
| 1. Stonehill Village           | 2000 lots                       | 90%                        |
| 2. Fox Ridge Estates           | 40 lots                         | 100%                       |
| 3. Nathaniel's Grove           | 475 lots                        | 10% (Started in late 2016) |
| 4. Spring Ridge/Spring Meadows | 388 lots                        | 100%                       |
| 5. Fairfield Oakes by Redwood  | 103 units                       | 100%                       |
| 6. Misty Creek Condominiums    | 150 units                       | 100%                       |
| 7. Channingway Apartments      | 280 units                       | 100%                       |
| 8. Candlelight Estates         | 80 lots                         | 100%                       |
| 9. The Bluffs on Trebein       | 185 lots                        | 30% (Started in 2015)      |
| 10. Meadowlands                | 96 units                        | 100%                       |
| 11. The Sanctuary              | 43 lots                         | 100%                       |
| 12. Waterford Landing          | 291 lots                        | 64%                        |

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