

FOR SALE OR GROUND LEASE

FAIRBORN LAND

224 E DAYTON YELLOW SPRINGS RD., FAIRBORN, OH 45324



UP TO 9.23 ACRES / RETAIL/COMMERCIAL LAND

cushmanwakefield.com

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PROPERTY HIGHLIGHTS

- Retail/commercial land available for sale or ground lease
- Multiple land options available (0.94 - 9.23 Acres)
- Adjacent to CVS and Donato's Pizza
- Strong demographics in a growing trade area
- Area retailers include: Kroger Marketplace, Menards, Starbucks, Planet Fitness, Chipotle and more.
- Less than a mile from I-675 via Exit 20 and close proximity to Wright Patterson Air Force Base



LAND SIZE

0.94 - 9.23 Acres

MARKET

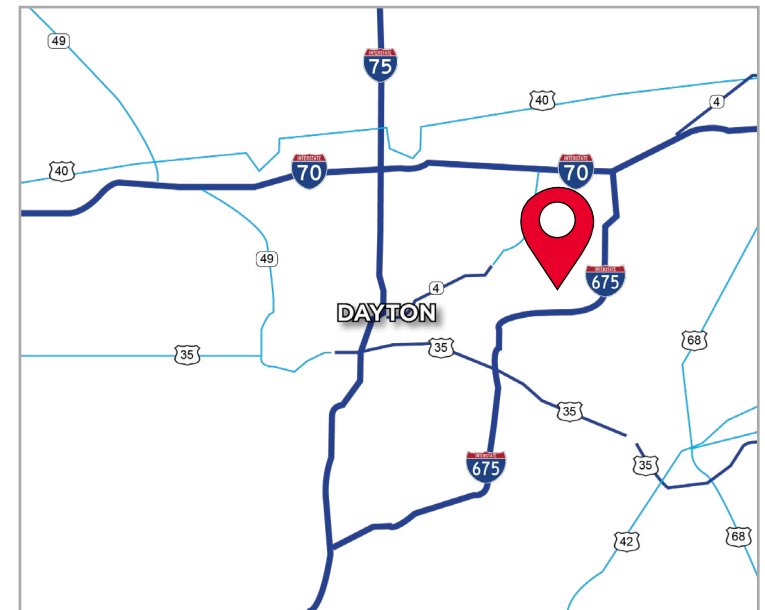
Fairborn

ASKING RATE

Call broker for details

NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVG. HH INCOME	 DAYTIME POP.
1 Mile	10,497	\$74,944	4,179
3 Mile	45,675	\$94,028	31,387
5 Mile	79,086	\$110,170	55,324



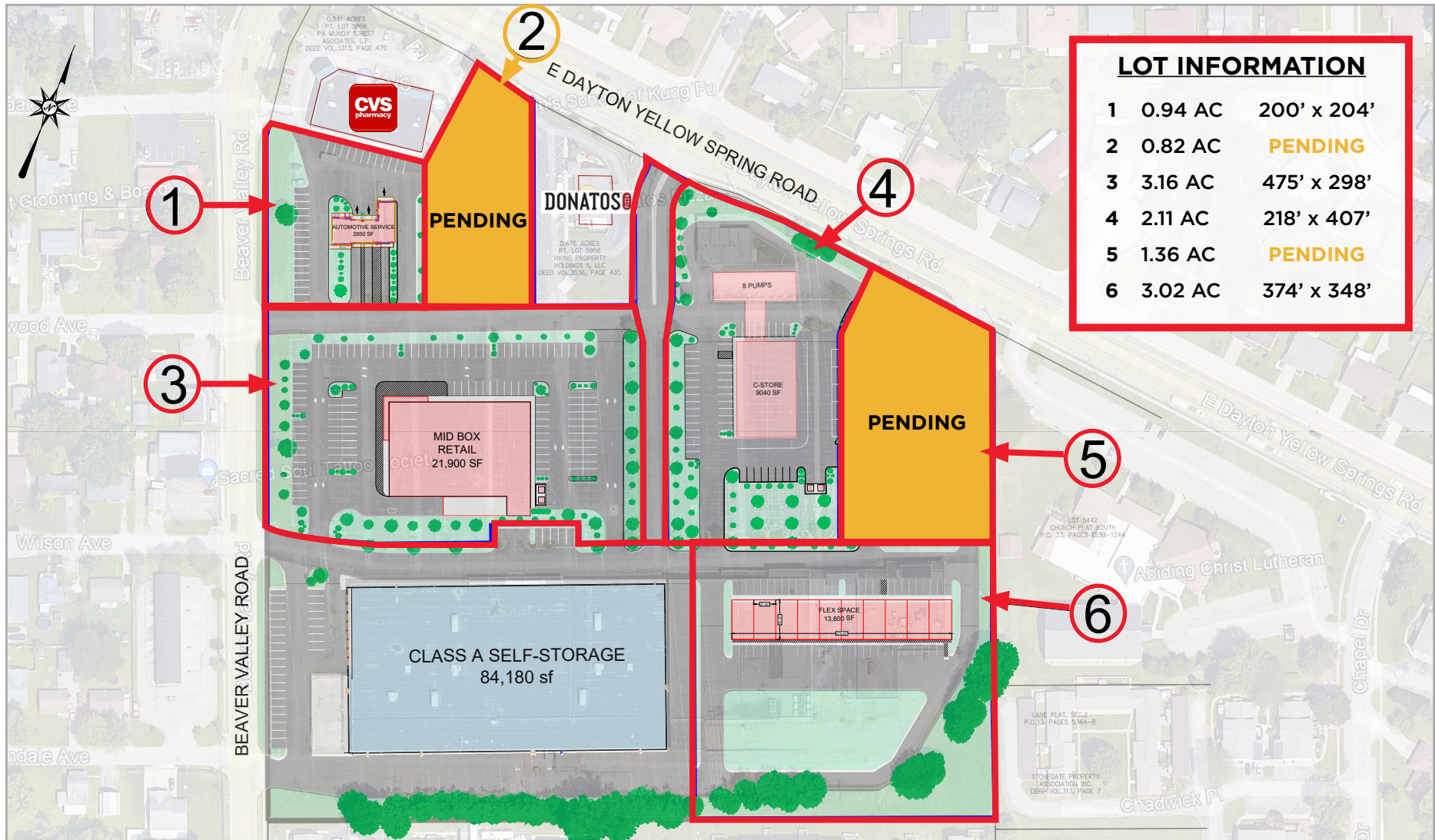
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EXAMPLE BUILDING LAYOUT



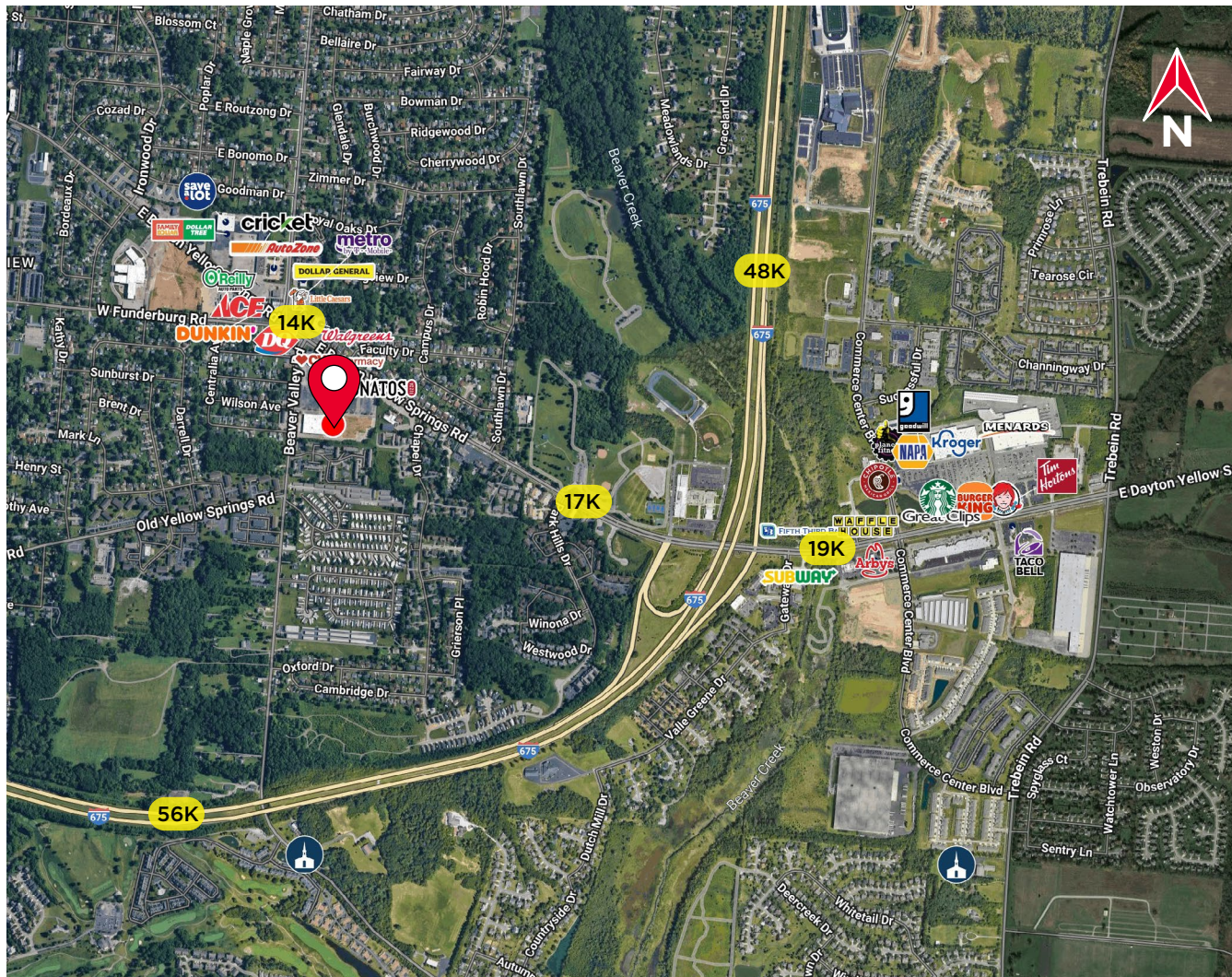
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SUBMARKET AERIAL



For More Information, please contact:

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