

# AVAILABLE FOR LEASE

REX CENTRE | 2750 N. Fairfield Road, Beavercreek, OH



**CONTACT:**  
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WELCOME TO THE REGION WE KNOW

OBERER REALTY SERVICES, LTD.  
937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com



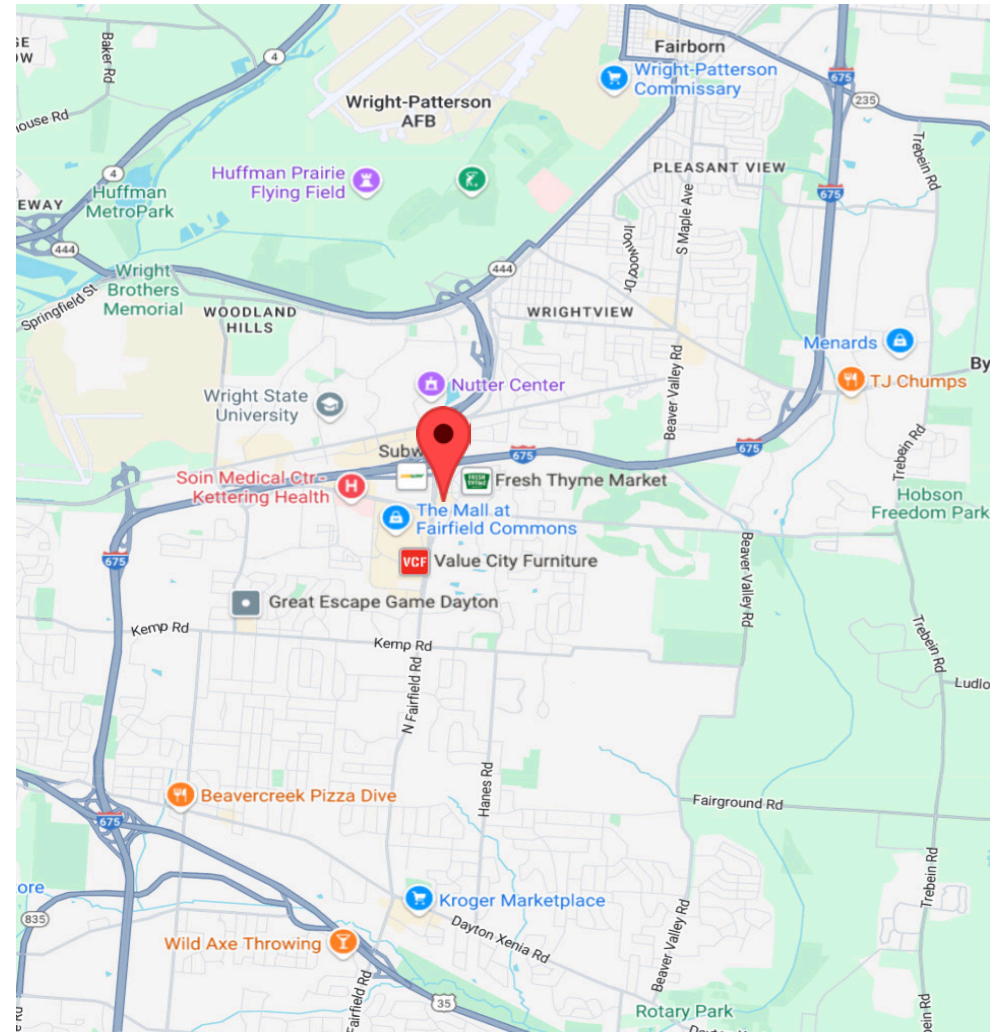
# REX CENTRE

## PROPERTY HIGHLIGHTS

- **5,016 SF outlot available**
- Across from the Mall at Fairfield Commons
- Adjacent to Shoppes of Beavercreek (DSW & Ulta) and Longhorn Steakhouse
- Located just off I-675 (Exit 17) at N. Fairfield Rd. & New Germany Trebein in the highly desirable Beavercreek (Dayton's second largest suburb) super regional trade area
- High traffic location with over 33,800 cars per day on N. Fairfield Rd.
- Two signalized access points at N. Fairfield Rd. and at 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

## 2023 DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population	8,012	53,489	122,170
Total Employees	11,681	27,903	55,231
Total HH Income	\$106,637	\$85,207	\$82,425



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## SITE PLAN



1. Sketchers (10,000 SF)
2. Massage Envy (3,517 SF)
3. Clothes Mentor (5,589 SF)
4. Plato's Closet (3,725 SF)
5. Once Upon a Child (8,050 SF)
6. Jeet India (5,750 SF)
7. America's Best Eyewear (3,300 SF)
8. Mens Warehouse (5,915 SF)
- 9. AVAILABLE (5,016 SF)**
10. Dunkin Donuts (1,881 SF)
11. Prima Nail (1,927 SF)
12. Great Clips (1,218 SF)

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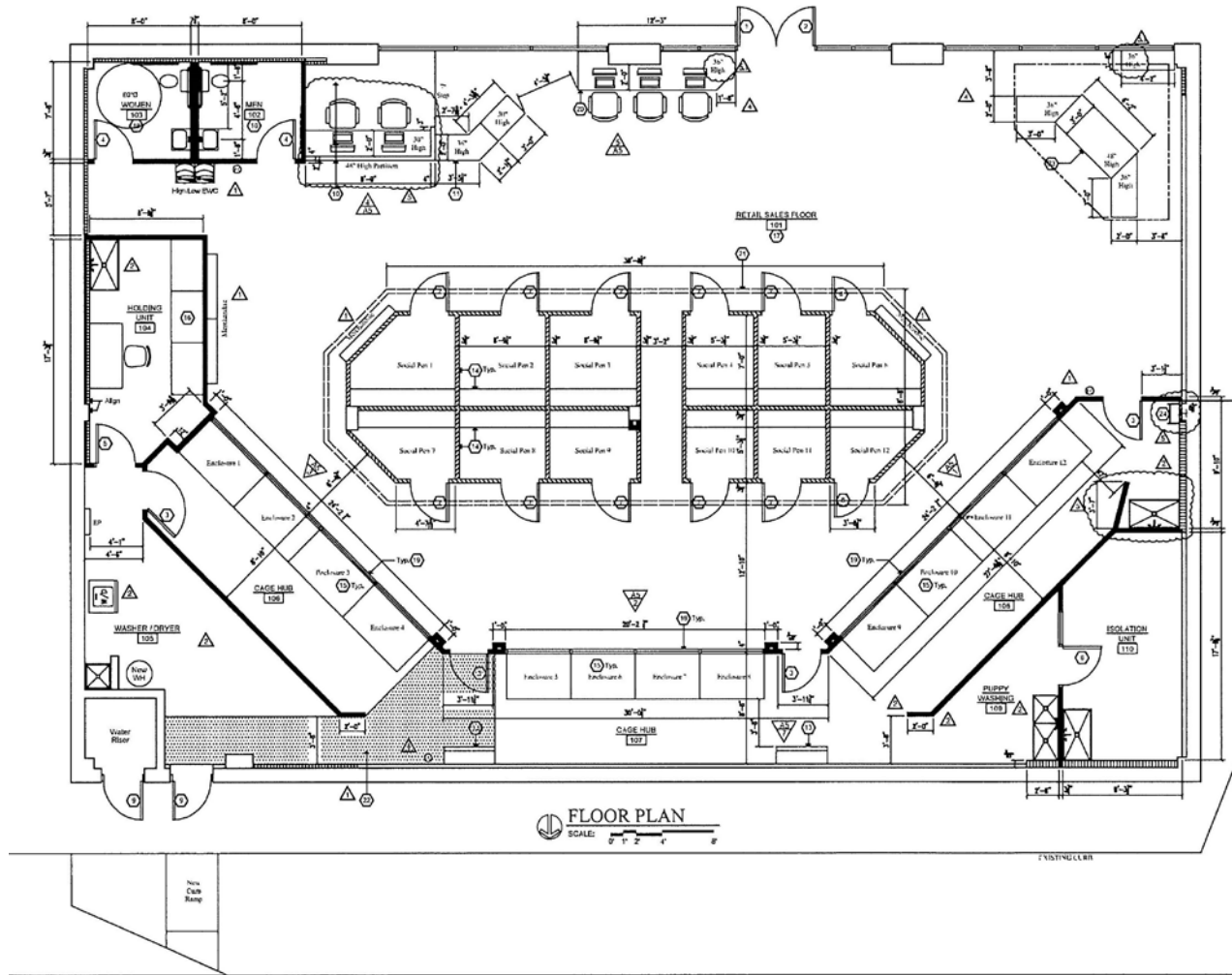
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# REX CENTRE

SPACE PLAN FOR 5,016 SF SPACE



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