



PRIME RESTAURANT SUBLEASE OPPORTUNITY

2724
COLONEL
GLENN HWY

Fairfield | OH | 45324

CBRE



PROPERTY OVERVIEW

Position your restaurant concept along one of the primary commercial corridors serving Fairborn, Wright-Patterson Air Force Base, and Wright State University. This second-generation restaurant space offers an outstanding opportunity to capture consistent traffic from military personnel, students, office users, and established surrounding neighborhoods.

3,210 SF
of well-designed, functional restaurant space

SECOND-GENERATION RESTAURANT SPACE

Previously improved for restaurant use, enabling reduced build-out costs and a quicker path to opening.

HIGH-TRAFFIC COORIDOR EXPOSURE

Located along Colonel Glenn Highway, a major Fairborn thoroughfare with strong daily traffic counts.

EXCELLENT ACCESSIBILITY

Convenient access from I 675 and proximity to regional arterial routes.

ON-SITE PARKING

Supports dine-in, carryout, and delivery-focused operations.

SIGNAGE OPPORTUNITIES

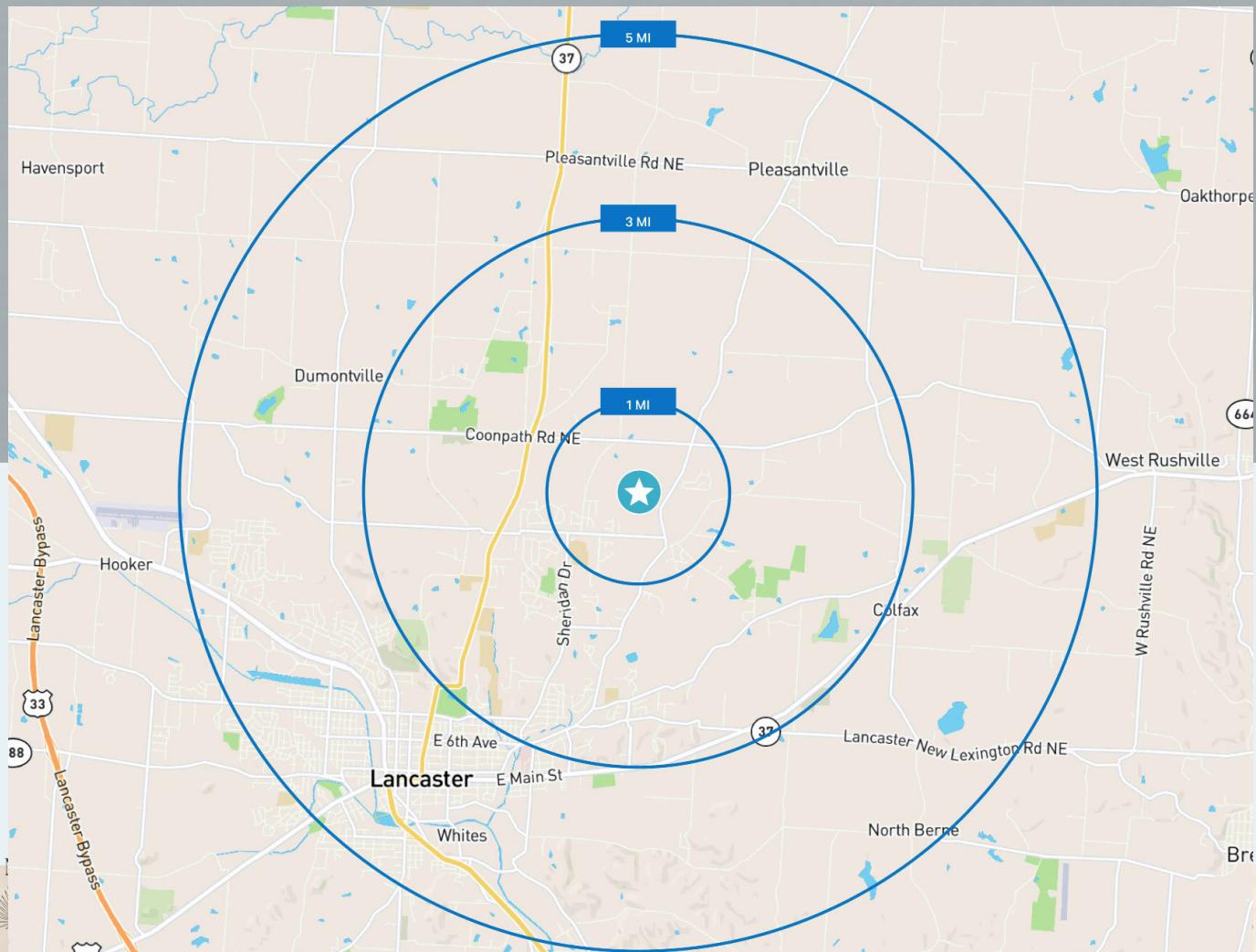
Building signage opportunities enhance visibility to passing traffic.

AERIAL



\$45 PSF
Taxes-\$16,814

- Strong daytime population supported by WPAFB, Wright State University, and nearby employment centers
- Established retail corridor with proven food service demand
- Convenient access to I 675 and the broader Greater Dayton metro



DEMOGRAPHICS

1, 3, 5 Mile Radius

Demos	1 Mile	3 Miles	5 Miles
POPULATION	7,119	47,288	122,723
HH INCOME	\$88,030	\$102,210	\$100,186
AGE	24.8	33.9	36.7
EDUCATION	79.5%	72.2%	69.1%
DAYTIME POPULATION	16,154	59,862	124,841
BUSINESSES	499	1,427	3,595



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