

FOR SALE

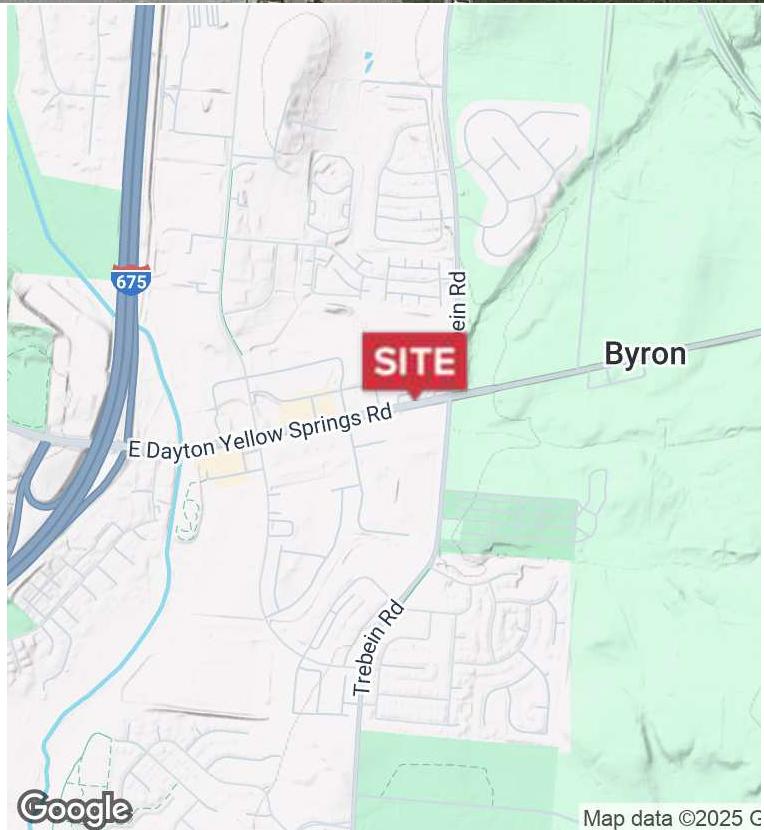
NAIBergman

1360 E Dayton Yellow Springs Rd Fairborn, OH 45324



Land | 1.678 Acres

- Busy Corner Location
- Traffic Light
- Across the Street from Menard's



Map data ©2025 C

 **Robert Zavakos**
+1 937 603 3300
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

 **77 W Elmwood Drive**
Dayton, OH 45459
bergmancommercial.com

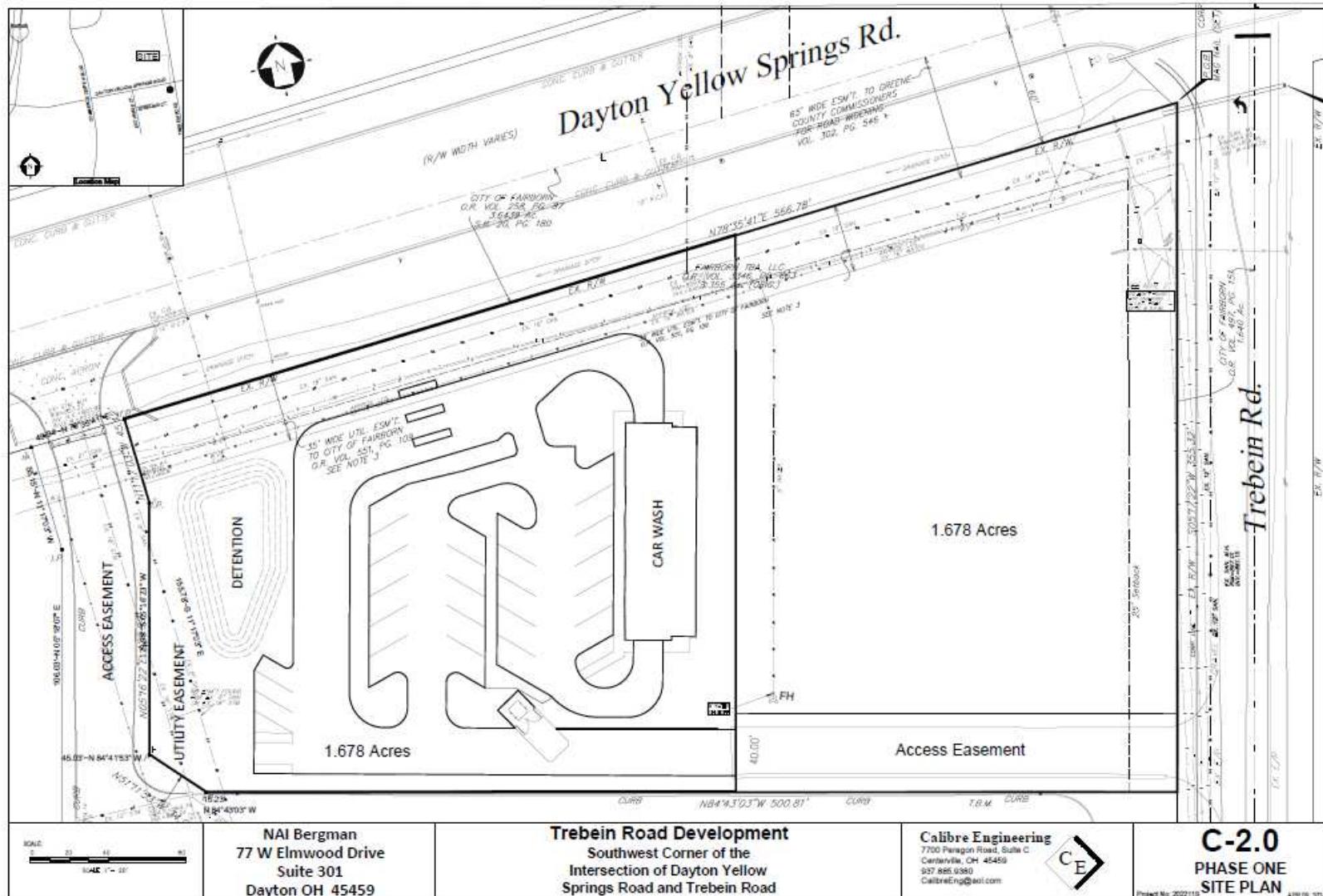
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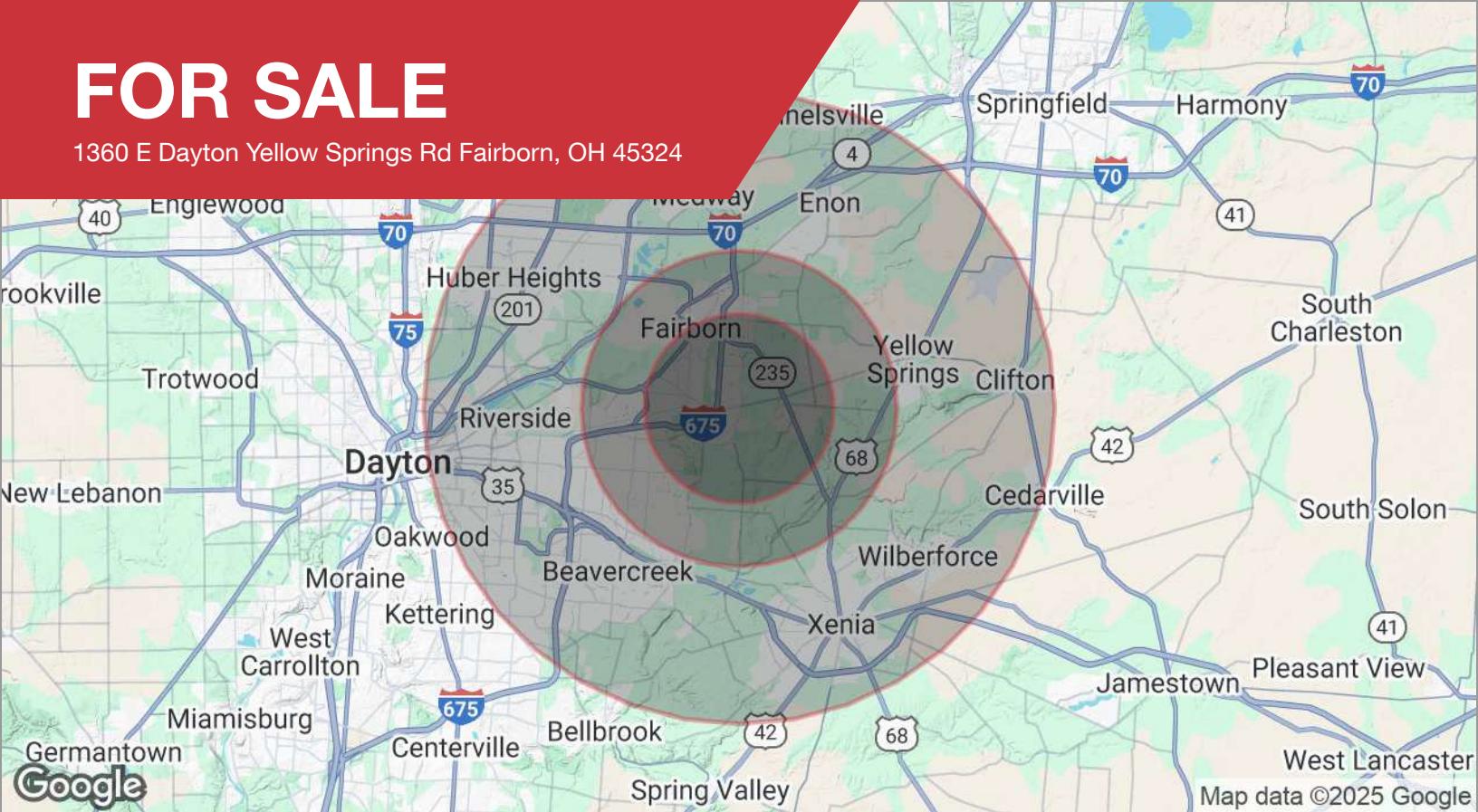
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POPULATION

	3 MILES	5 MILES	10 MILES
Total population	32,507	73,314	300,824
Median age	39	40	40
Median age (male)	38	39	39
Median age (Female)	40	41	41

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	14,474	30,944	122,947
# of persons per HH	2.2	2.4	2.4
Average HH income	\$96,596	\$111,372	\$96,459
Average house value	\$237,599	\$252,538	\$223,897

* Demographic data derived from 2020 ACS - US Census