

FOR LEASE



2760 TOWNE DRIVE

Beavercreek, OH 45431



- **3,437 +/- SF AVAILABLE FOR LEASE** - white box condition
- **CO-TENANCY WITH 3,000 SF RUSTY TACO**
- **IMMEDIATELY ADJACENT TO SHOPPES OF BEAVERCREEK** (DSW & Ulta) and Longhorn Steakhouse
- **ACROSS FROM THE MALL AT FAIRFIELD COMMONS**
- **LOCATED JUST OFF I-675 (EXIT 17)** at N. Fairfield Rd. & New Germany Trebein in highly desirable Beavercreek super regional trade area
- **HIGH TRAFFIC LOCATION** with over 33,898 cars per day on N. Fairfield Rd. and signalized access to/from 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**



CHRIS CONLEY

937.531.5514

cconley@oberer.com

DANIELLE KUEHNLE

937.531.5528

dkuehnle@oberer.com

2021 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	7,049	52,726	119,730
HH INCOME	\$107,333	\$85,039	\$82,800
TOTAL EMPLOYEES	11,264	27,533	53,928

WELCOME TO THE REGION WE KNOW

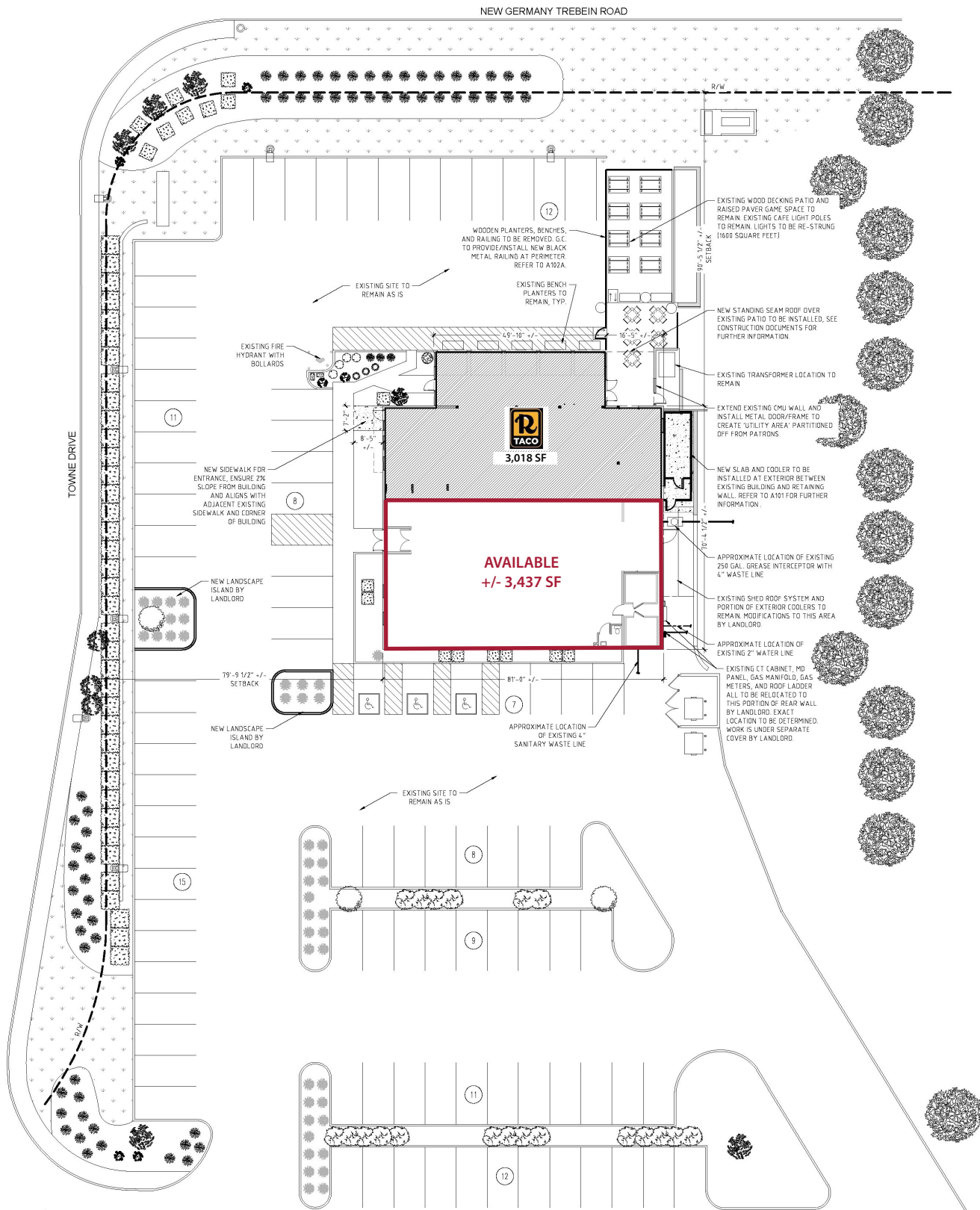
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SITE PLAN



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UTILITY SUMMARY

ELECTRICAL SERVICE	400 AMP
WATER SERVICE	1.5"
HVAC:	
RTU #1	5.0 Ton
RTU #3	7.0 Ton
RTU #5	7.5 Ton (Good condition)
GREASE TRAP	250 GAL
SANITARY SEWER	4"
NATURAL GAS	2"
REFRIGERATION	Two 35° American Panel cooler boxes (outside) Two 10' x 10' American Panel walk-in coolers

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