



AVAILABLE

VALLE GREENE NORTH | E Dayton Yellow Springs & I-675, Fairborn, OH



PROPERTY HIGHLIGHTS

- 0.5 - 15 +/- ACRE RETAIL/OFFICE/FLEX SITES AVAILABLE FOR SALE in 325-acre mixed use development accommodating retail, restaurant, hotel, office, medical and light industrial users
- ANCHORED BY KROGER MARKETPLACE (135,000 SF) AND MENARD'S (248,000 SF)
- STRATEGICALLY LOCATED ALONG THE LATEST GROWTH AREA OF I-675 at Dayton-Yellow Springs Rd. (Exit 20) between Beavercreek & Fairborn and just minutes from Wright-Patterson Air Force Base and Wright State University
- I-675 PYLON SIGNAGE and multiple access points provide steady traffic flow and easy accessibility
- EXCELLENT ACCESS WITH CLOSE PROXIMITY TO/FROM I-675, I-70 and US 35
- REGION'S NEWEST HIGH SCHOOL & STADIUM COMPLEX currently under construction on Commerce Center Blvd. Fairborn Middle School will be built following completion of the high school.

2023 DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population	36,125	70,371	127,429
Total Employees	9,265	32,951	58,091
Total HH Income	\$85,659	\$97,061	\$97,923

CONTACT:

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WELCOME TO THE REGION WE KNOW

OBERER REALTY SERVICES, LTD.

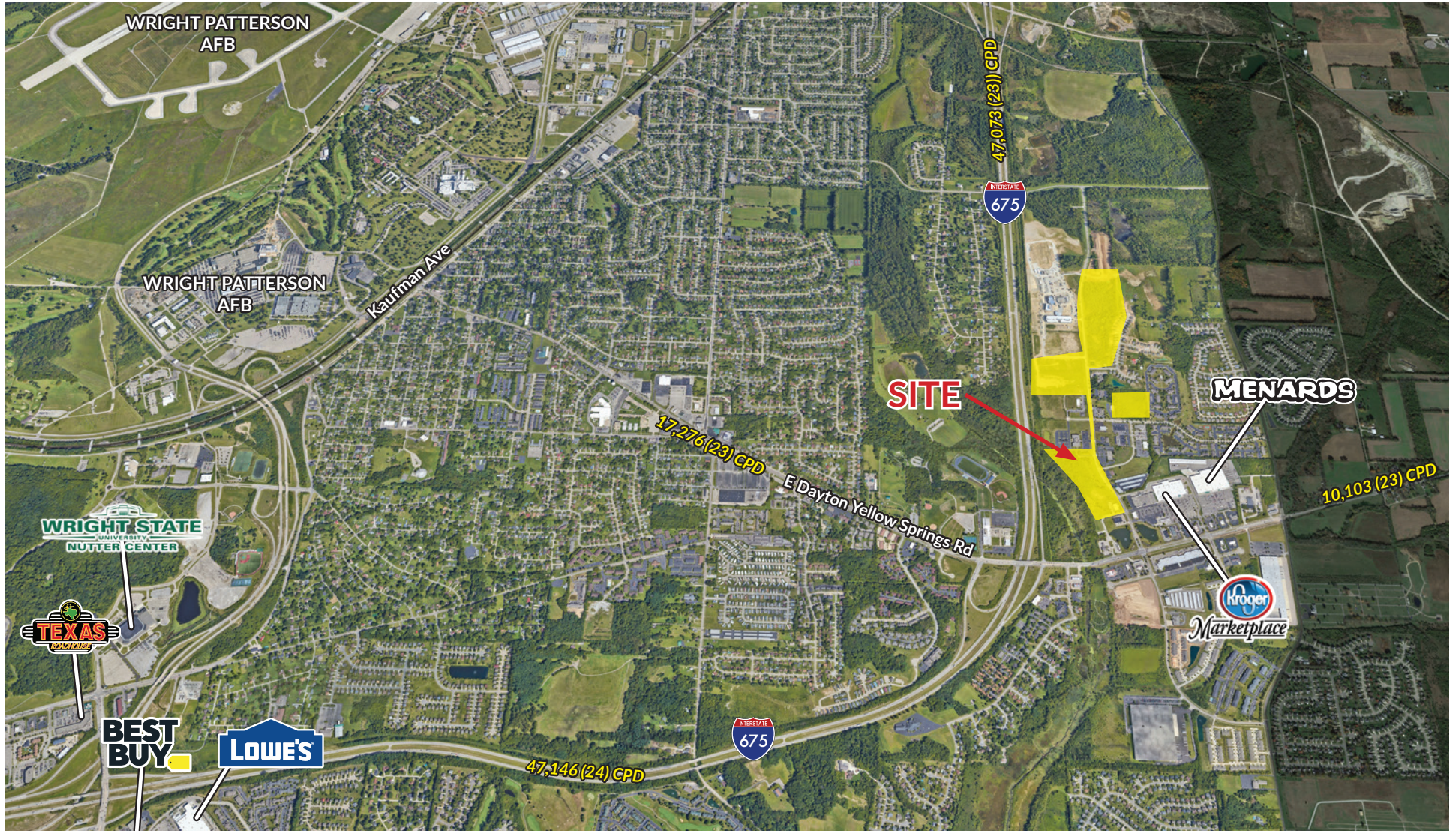
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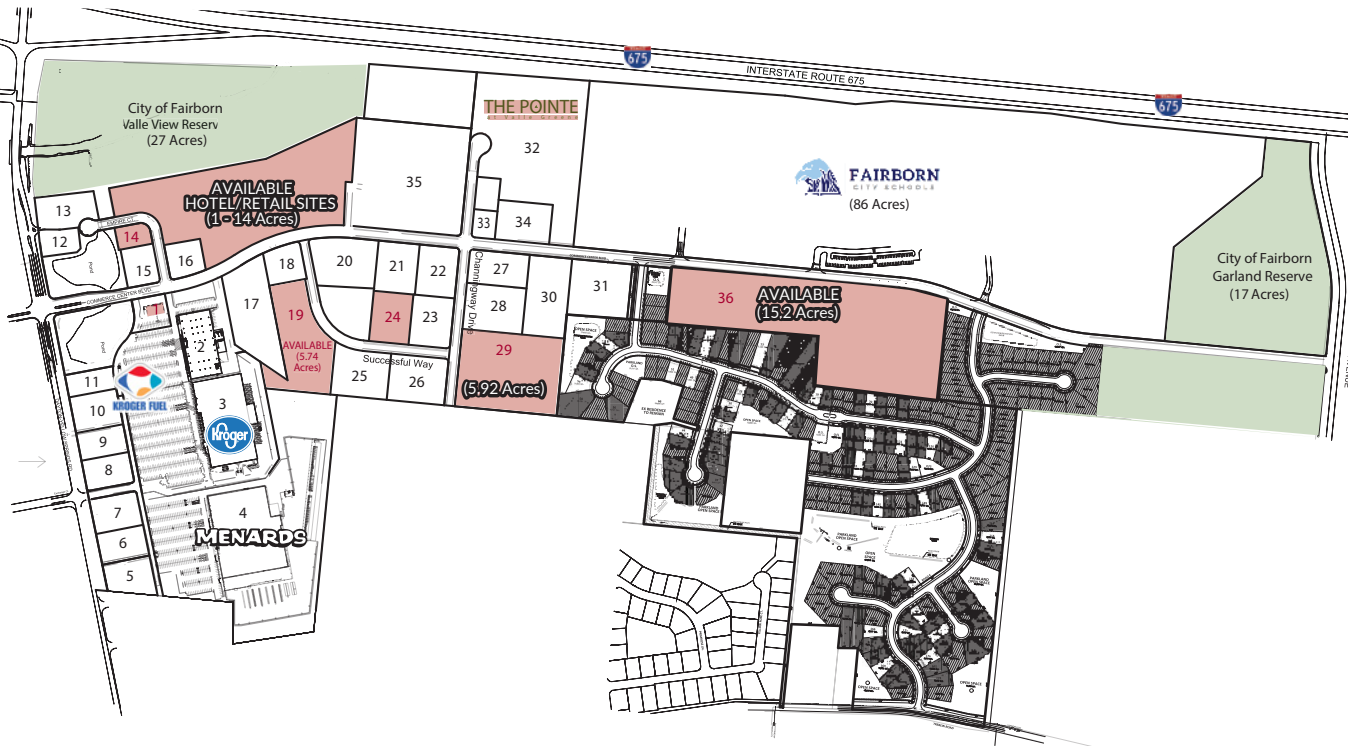


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VALLE GREENE NORTH

SITE PLAN



1. **SHOPPES I AT VALLE GREENE - AVAILABLE: 1,172 SF**
2. Shoppes at Valle Greene - 67,078 SF
3. Kroger Marketplace - 135,000 SF
4. Menards - 172,500SF
5. Grismer Tire - 1.3 AC
6. Tim Hortons - 1.1 SF
7. Wendy's - 1.1 AC
8. Burger King - 1.1 AC
9. Skyline Chili - 1 AC
10. 1187 Retail Center - 6,339 SF
11. Hot Head Burrito
12. Waffle House - 0.7 AC
13. Fifth Third Bank - 1.4 AC
14. **AVAILABLE - 0.5 AC**
15. Rite Rug - 1.0 AC
16. Rae Dental Group - 0.57 AC
17. Valle Greene Self Storage - 3.3 AC
18. State Farm Insurance - 1.0 AC
19. **AVAILABLE - 5.74 AC**
20. United Training/Affinity Apparel - 4 AC
21. Bautista Medical Building - 1.5 AC
22. Brilligent Solutions - 1.5 AC
23. Detmer & Sons - 1.5 AC
24. **AVAILABLE**
25. Hondros College - 2 AC
26. Hondros College - 2 AC
27. Fairborn Vision - 1.5 AC
28. Living Well Spine Center - 2.1 AC
29. **AVAILABLE - 5.92 AC**
30. T. Scott McMillan, DDS, Inc. - 2.5 AC
31. Trumpet Behavioral Health - 4.1 AC
32. The Pointe - 15.5 AC
33. Fairborn Family Practice - 4.1 AC
34. MITRE - 1.6 AC
35. TNC Behavioral Health - 0.49 AC
36. **AVAILABLE - 15.2 AC**

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