

UNIVERSITY SHOPPES II

RESTAURANT SPACE FOR LEASE

2800-2844 COLONEL GLENN HWY., FAIRBORN, OH 45324



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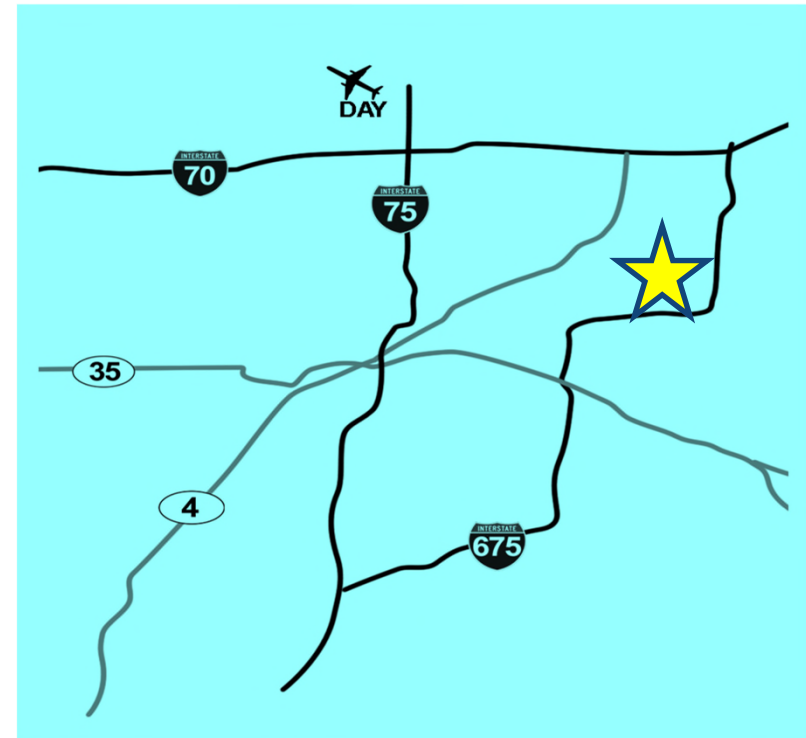


PROPERTY HIGHLIGHTS

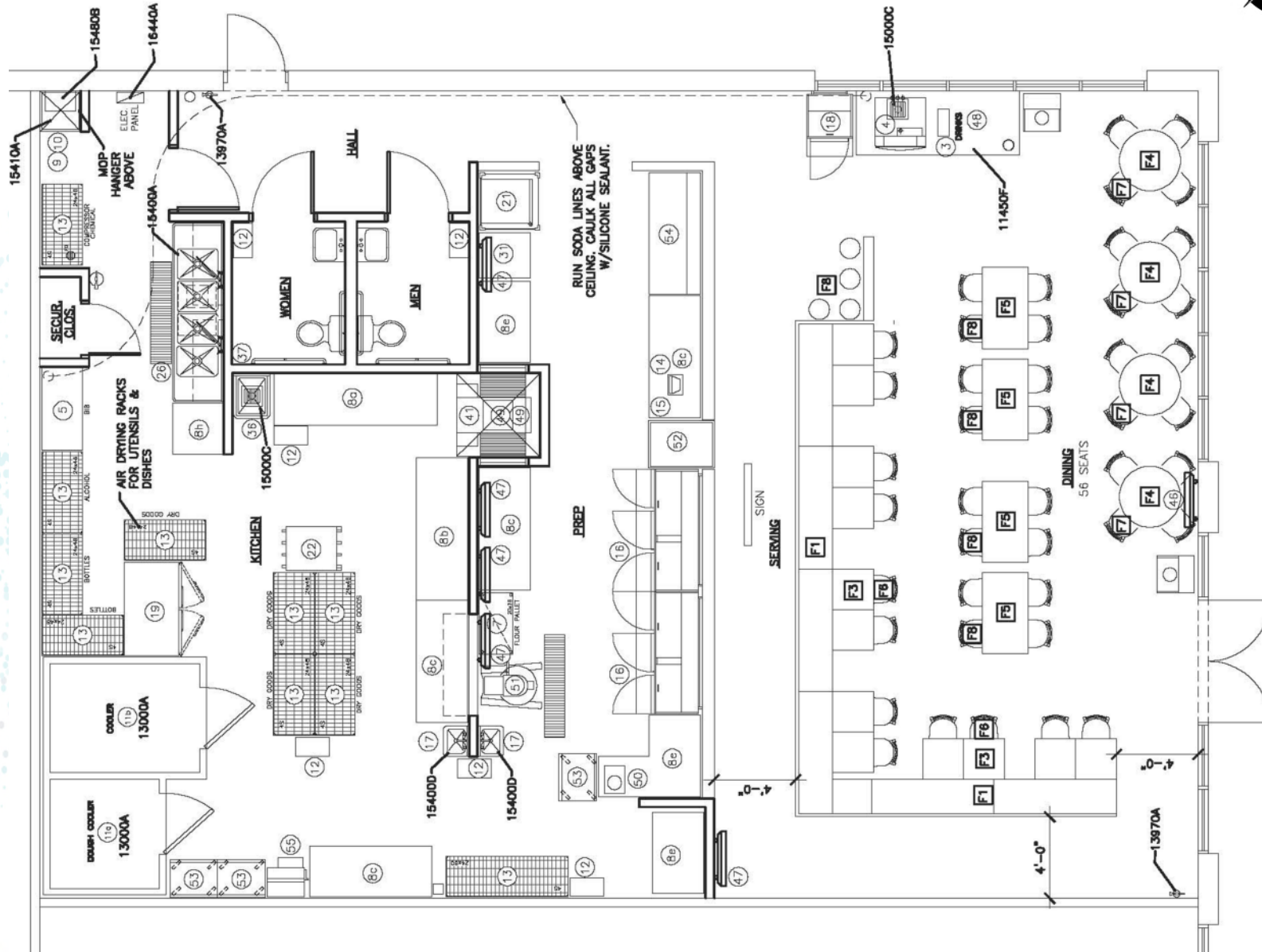
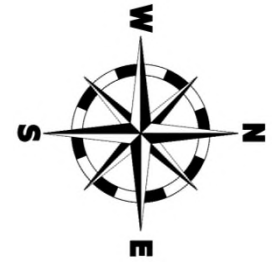
UNIVERSITY SHOPPES II

RESTAURANT SPACE FOR LEASE
2800-2844 COLONEL GLENN HWY., FAIRBORN, OH 45324

- +/- 2,367 SF former restaurant endcap space available
- Located across from main entrance to Wright State University (17,000+ students)
- Close proximity to Wright Patterson Air Force base (25,000+ employees)
- Near the National Museum of the United States Air Force (800,000+ visitors per year)
- Surrounded by over 500,000 SF of office, four motels, Wright State Nutter Center
- 21,814 VPD on Colonel Glenn Highway
- Signalized intersection
- Monument signage available



SPACE PLAN

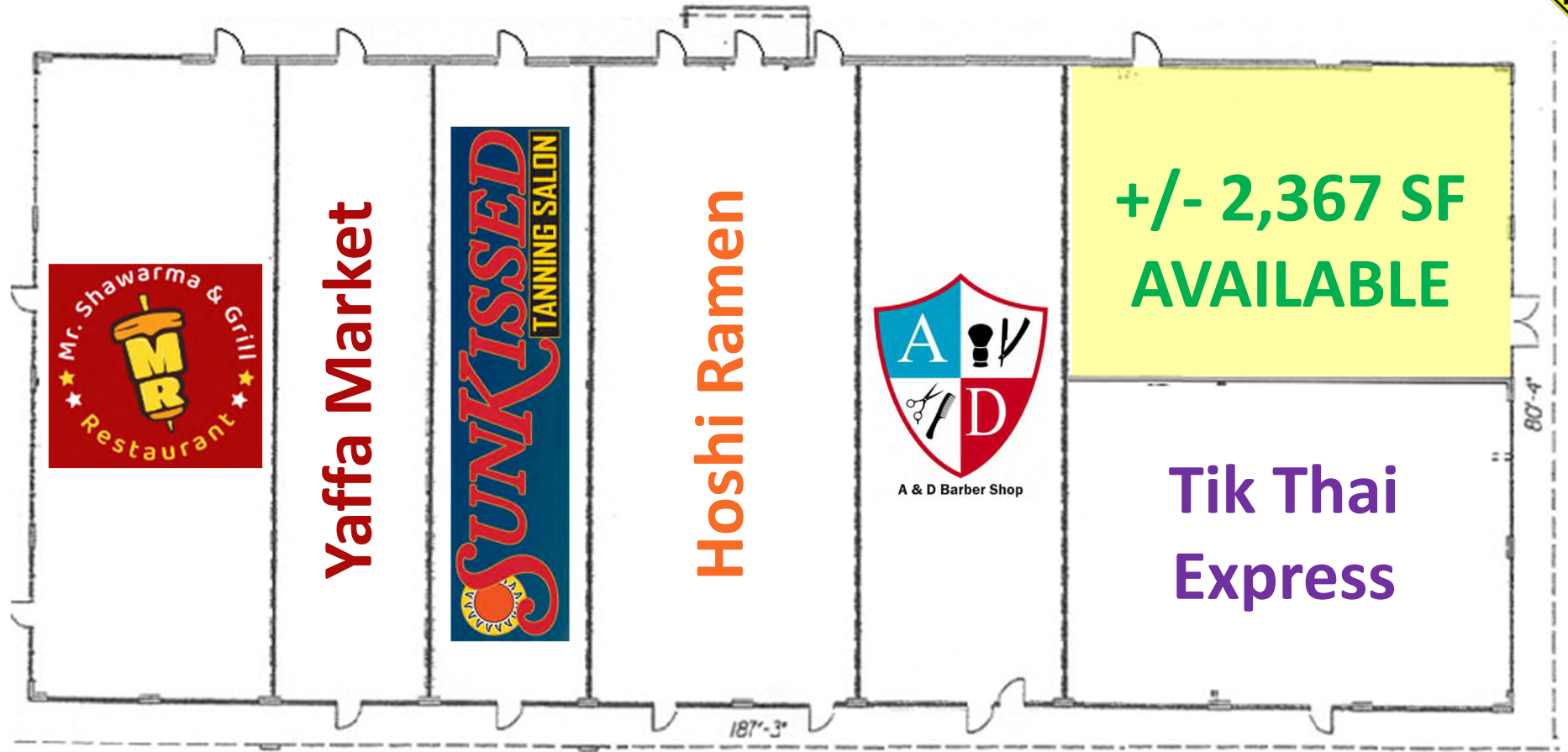


TENANT PLAN

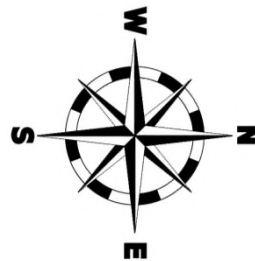
Center Park Road



Presidential Drive



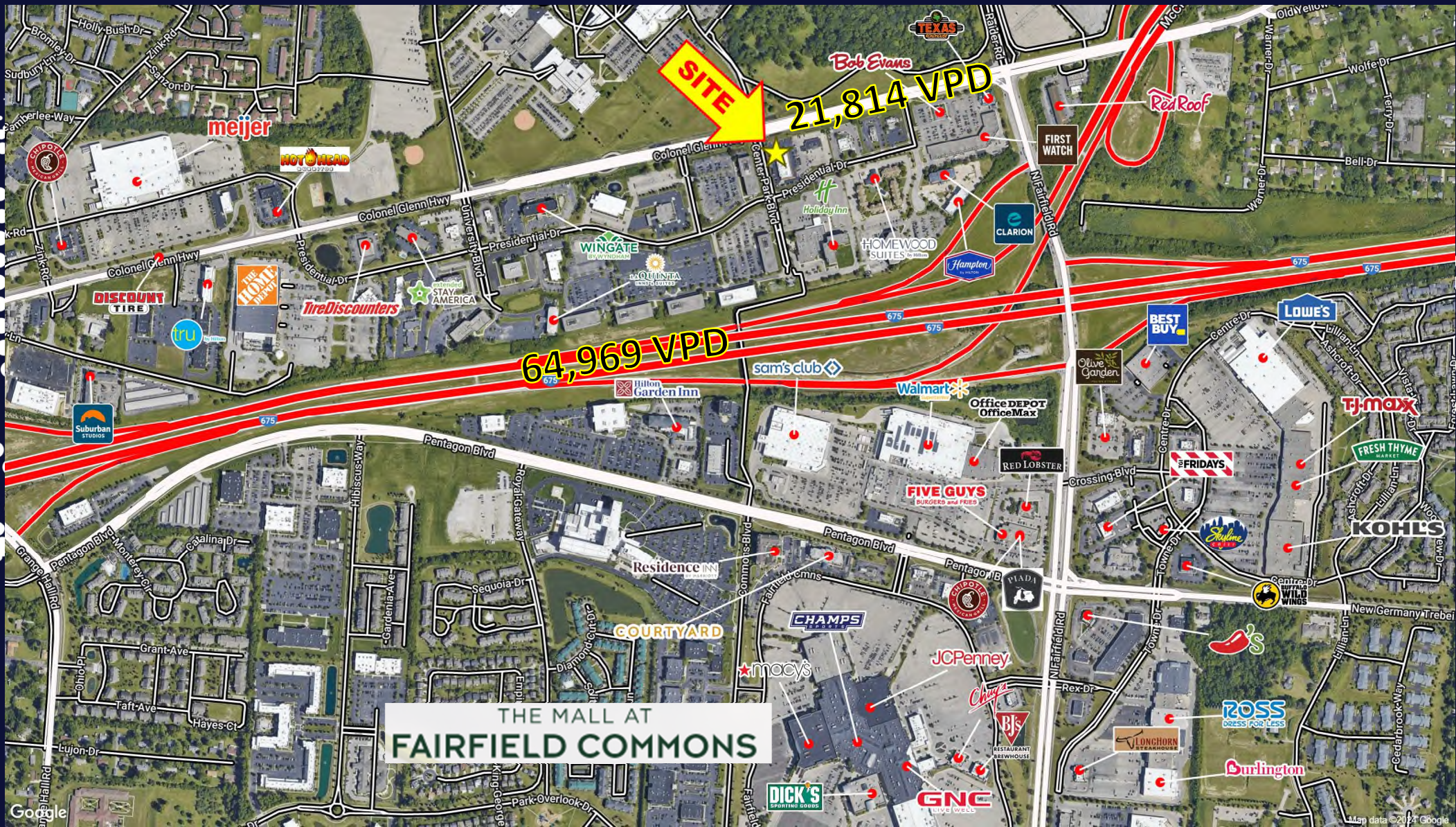
Colonel Glenn Highway 19,200 ADT



CLOSE AERIAL



MEDIUM AERIAL



HIGH AERIAL




NATIONAL MUSEUM
OF THE UNITED STATES AIR FORCE™
Over 800,000 visitors per year

 **WRIGHT-PATTERSON AFB**

WRIGHT STATE UNIVERSITY

SITE

INTERSTATE
675

**THE MALL AT
FAIRFIELD COMMONS**

PHOTOS



PHOTOS



MONUMENT SIGN

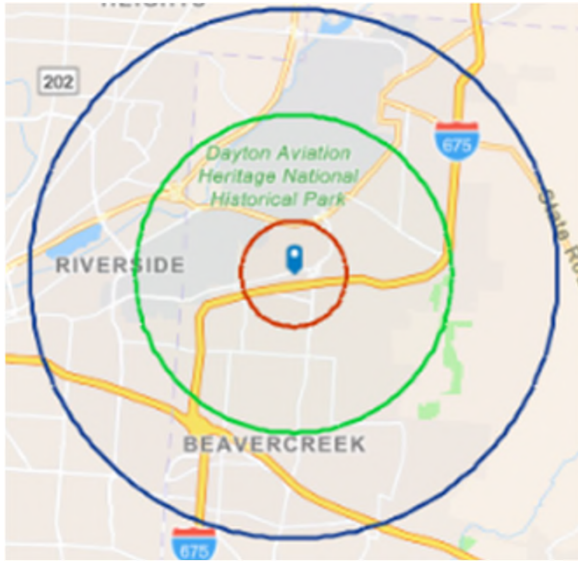


equity | brokerage

www.equity.net

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

1-MILE RADIUS DEMOS



KEY FACTS

7,941
Population

1.9
Average
Household Size

24.3
Median Age

\$57,145
Median Household Income

BUSINESS

501

Total Businesses

12,815

Total Employees

EDUCATION

5%

No High School
Diploma

8%

High School
Graduate

32%

Some
College

56%

Bachelor's/Grad/Prof
Degree

INCOME



\$37,063

Per Capita
Income



\$57,145

Median
Household
Income



\$86,325

Average
Household
Income

EMPLOYMENT



68.6

White
Collar %



10.0

Blue
Collar %



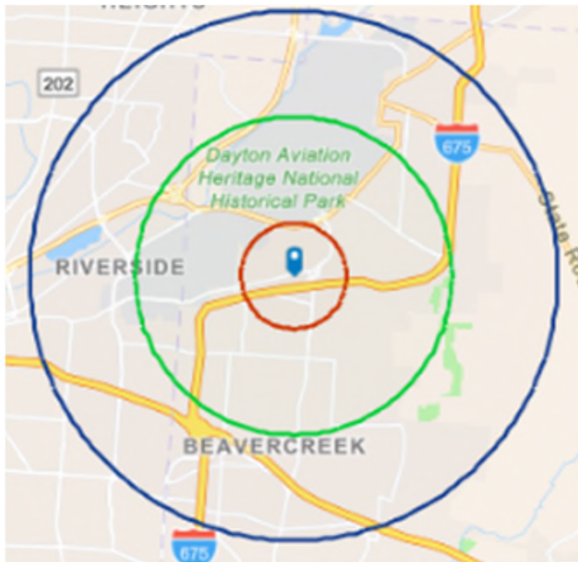
21.4

Services
%

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3-MILE RADIUS DEMOS



KEY FACTS

47,816
Population

2.3
Average
Household Size

33.9
Median Age

\$73,272
Median Household Income

BUSINESS

1,361

Total Businesses

27,215

Total Employees

EDUCATION

6%
No High School
Diploma

22%
High School
Graduate

29%
Some
College

43%
Bachelor's/Grad/Prof
Degree

INCOME

\$40,758
Per Capita
Income

\$73,272
Median
Household
Income

\$95,741
Average
Household
Income

EMPLOYMENT

68.1
White
Collar %

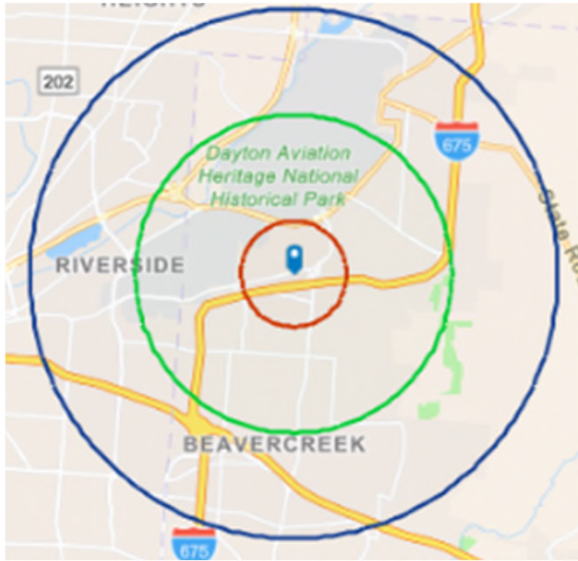
14.2
Blue
Collar %

17.8
Services
%

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5-MILE RADIUS DEMOS



KEY FACTS

126,942
Population

2.3
Average
Household Size

37.2
Median Age

\$68,644
Median Household Income

BUSINESS

3,451

Total Businesses

55,966

Total Employees

EDUCATION

7%

No High School
Diploma

25%

High School
Graduate

32%

Some
College

36%

Bachelor's/Grad/Prof
Degree

INCOME



\$38,978

Per Capita
Income



\$68,644

Median
Household
Income



\$92,842

Average
Household
Income

EMPLOYMENT



63.4
White
Collar %



20.0
Blue
Collar %



16.6
Services
%

equity | brokerage

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