

2476 COMMONS BOULEVARD
BEAVERCREEK, OH 45431



PROPERTY HIGHLIGHTS

- 50,000 SF shopping center, just minutes from I-675 and Wright State University
- Conveniently located at N. Fairfield Rd. and Commons Boulevard with a traffic count of 19,636 vehicles per day!
- Great corner location with traffic signal and monument signage
- Adjacent to the Mall at Fairfield Commons

AVAILABLE SUITES

Suite #	Approx. SF	Available
• 3	1,800	Now
• 8	4,800	Now



PRESENTED BY:

ASHLEY SCHNEIDER

Director of Sales & Leasing, REALTOR®
Direct: 312/343-1316
Email: Ashley@cra-dayton.com

CRA-DAYTON.COM

7071 Corporate Way, Suite 200 | Centerville, OH 45459
Office: 937/433-9000

2476 COMMONS BOULEVARD
BEAVERCREEK, OH 45431



FLOOR PLANS



PRESENTED BY: **ASHLEY SCHNEIDER**
Director of Sales & Leasing, REALTOR®
Direct: 312/343-1316
Email: Ashley@cra-dayton.com

CRA-DAYTON.COM

7071 Corporate Way, Suite 200 | Centerville, OH 45459
Office: 937/433-9000

2476 COMMONS BOULEVARD
BEAVERCREEK, OH 45431



MARKET DEMOGRAPHICS

<u>Households & Income</u>	<u>2 Mile</u>	<u>5 Mile</u>
2022 Households	30,156	129,886
Average Household Size	2.3	2.4
Average Household Income	\$89,723	\$81,495
Median Home Value	\$199,044	\$149,787

<u>Consumer Spending</u>	<u>5 Mile</u>
Education & Daycare	\$90,320,880
Health Care	\$83,393,339
Transportation & Maintenance	\$412,984,549
Household	\$252,198,951
Food & Alcohol	\$435,095,793
Entertainment, Hobbies & Pets	\$243,329,951
Apparel	\$81,587,491



PRESENTED BY: ASHLEY SCHNEIDER
Director of Sales & Leasing, REALTOR®
Direct: 312/343-1316
Email: Ashley@cra-dayton.com

CRA-DAYTON.COM

7071 Corporate Way, Suite 200 | Centerville, OH 45459
Office: 937/433-9000