

2476 COMMONS BOULEVARD  
BEAVERCREEK, OH 45431



**LEASE RATE: \$18.00/SF NNN**

### PROPERTY HIGHLIGHTS

- 50,000 SF shopping center, just minutes from I-675
- 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	Lease Rate	Available
• 3C	1,800	\$18.00/SF	Now
• E1	4,800	\$18.00/SF	Now
• E2	3,600	\$18.00/SF	Now



#### PRESENTED BY:

**ASHLEY SCHNEIDER**  
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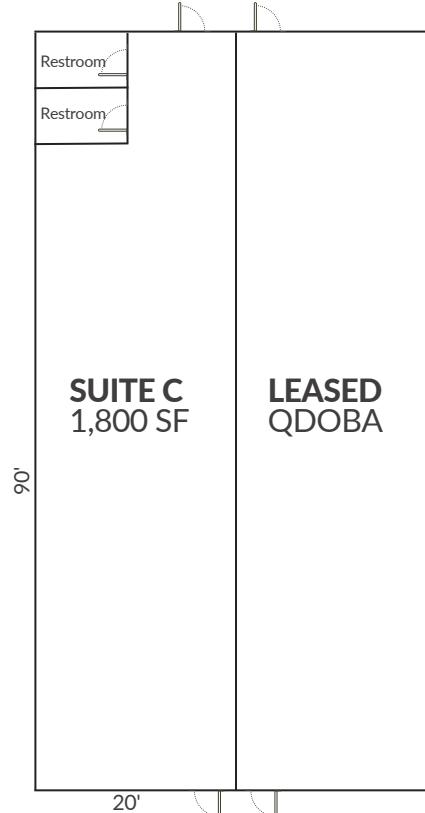
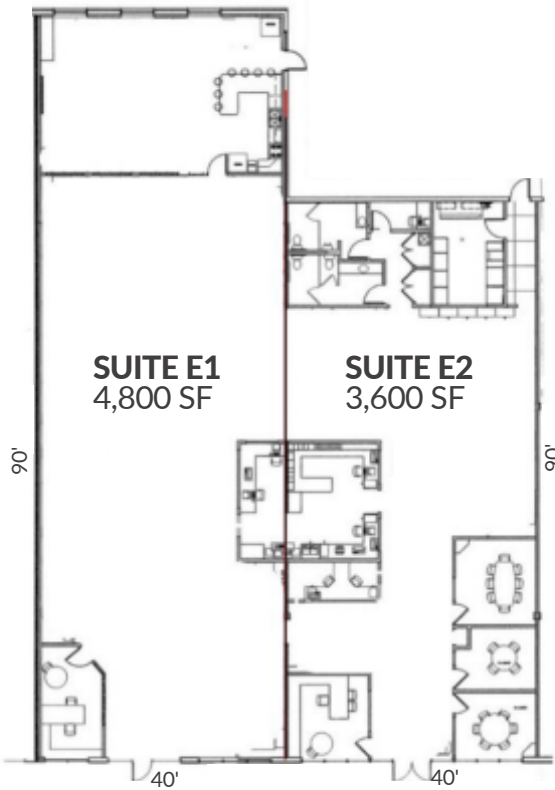
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**FLOOR PLANS**



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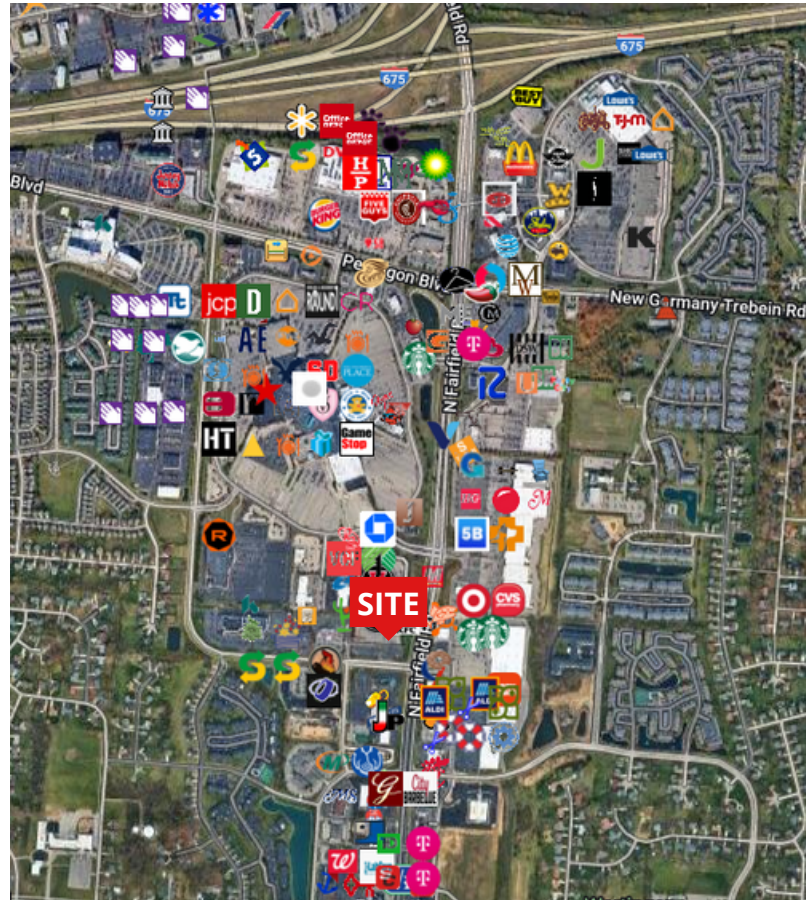
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## MARKET DEMOGRAPHICS

<u>Households &amp; 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



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