



Crest
Commercial Realty

Retail / Office / Flex

FOR LEASE

Skyway Plaza

**1148-1178 Kauffman Ave.,
Fairborn, OH 45324**

Includes dock access!



PROPERTY HIGHLIGHTS:

- Skyway Plaza is an L-shaped strip center in a busy commercial area in Fairborn with frontage on Kauffman Ave. and W. Garland Ave.
- Center is anchored by Fairborn Municipal Court and includes a Dollar Store and other local businesses.
- Ample parking and easy access.
- Located just minutes from Wright Patterson Air Force Base.
 - WPAFB is Ohio's largest single site employer with over 28,000 active duty and civilian workers on base.
- Two units available.



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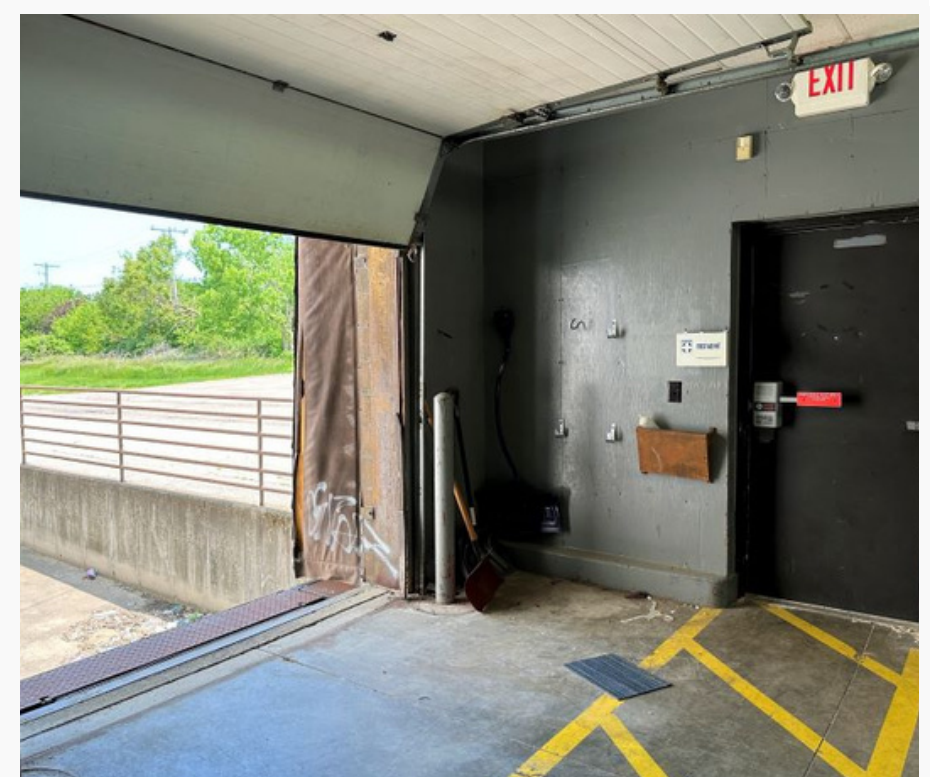
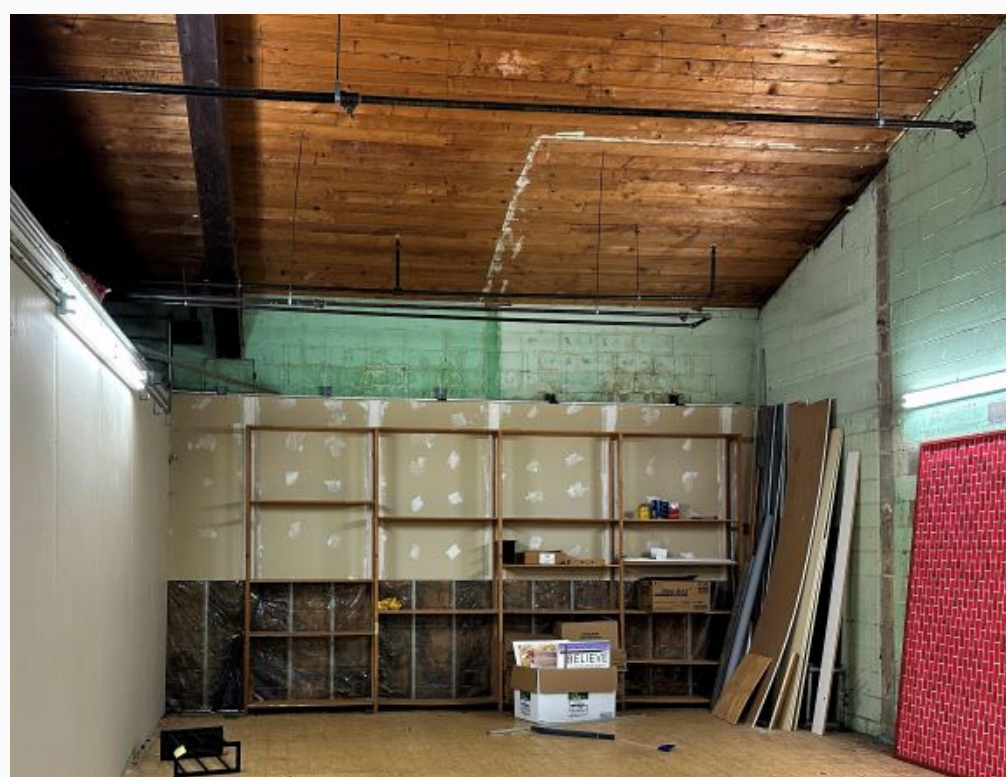


Includes dock access!



1166 Kauffman Ave

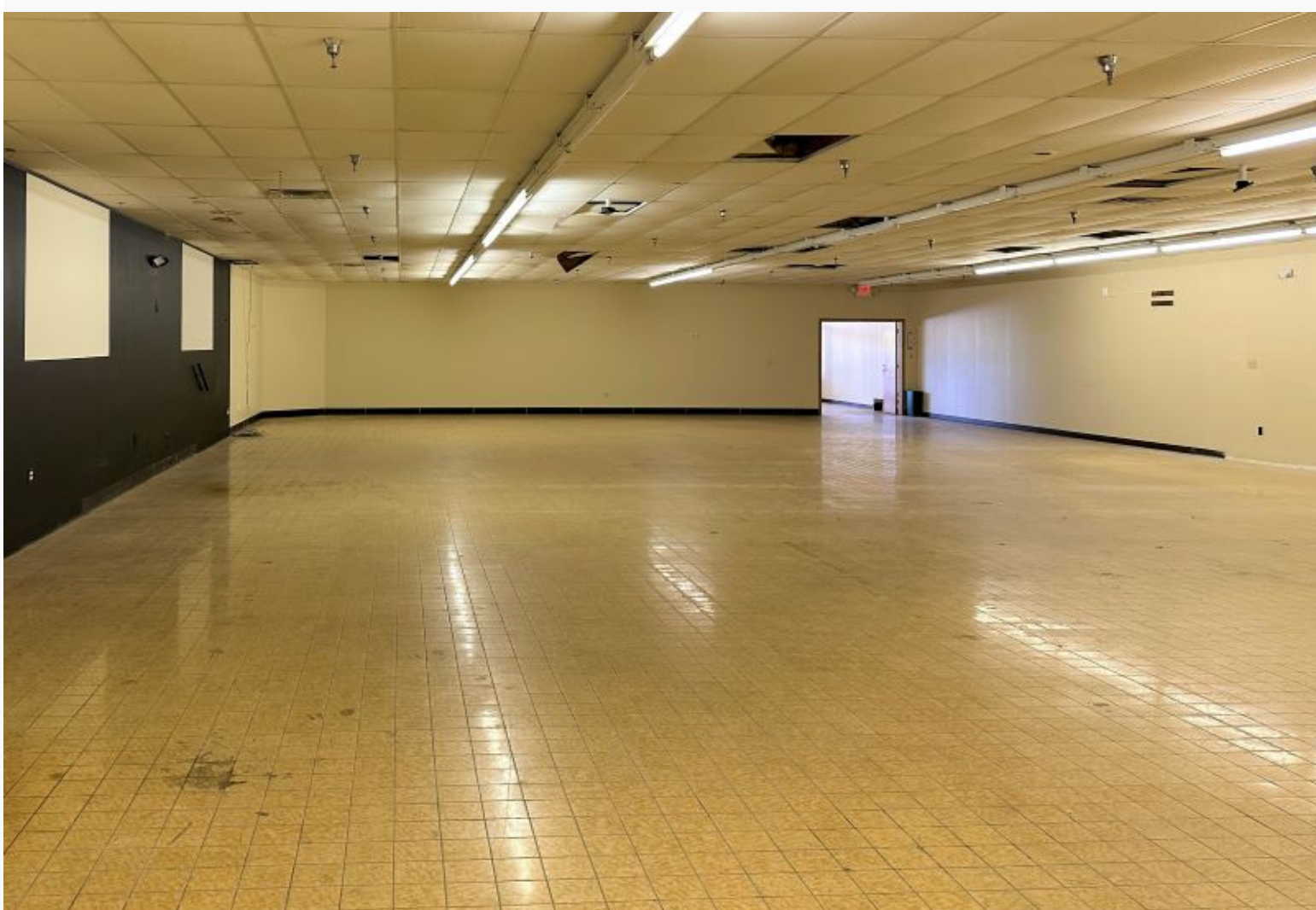
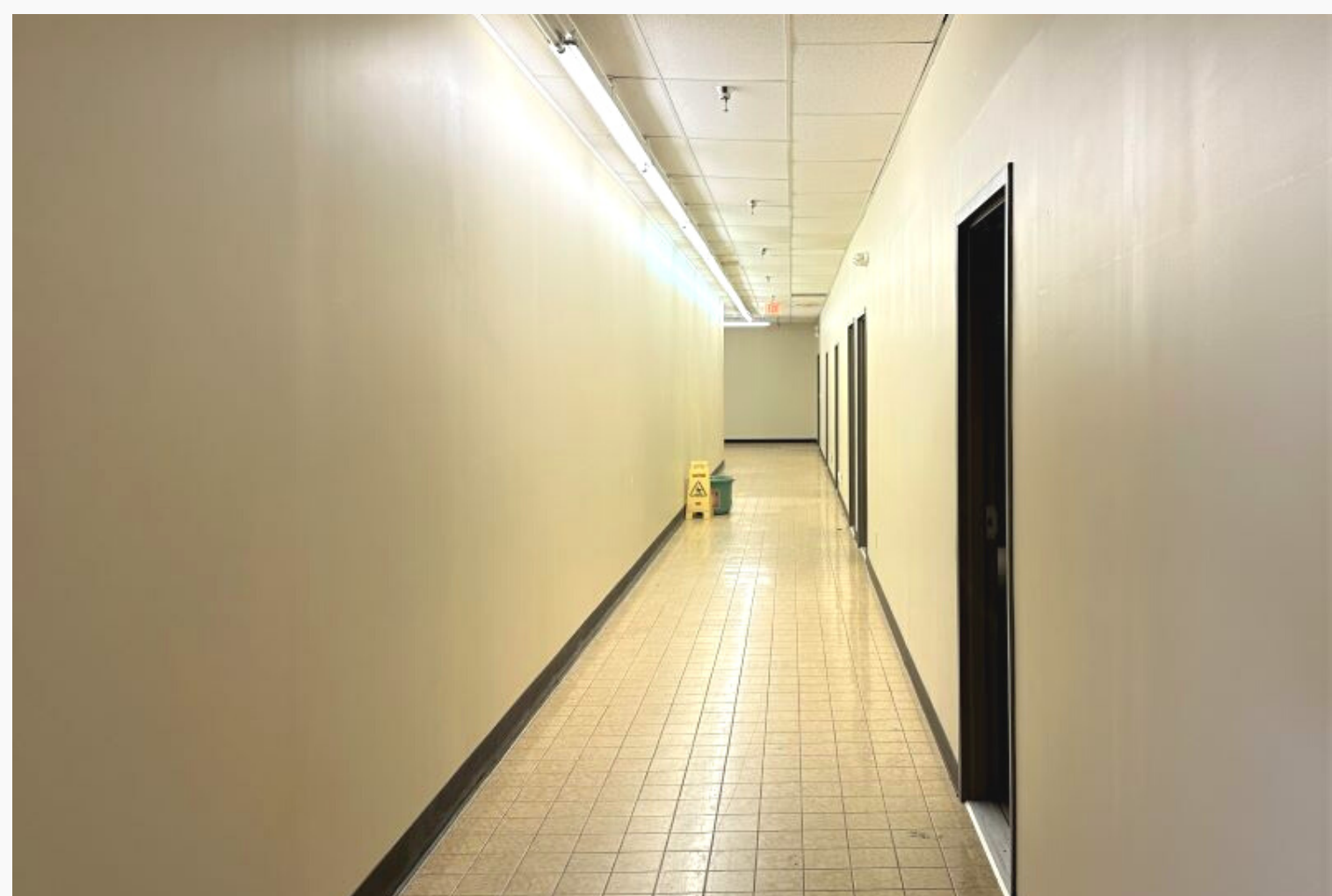
- 12,376 SF
- Former First Church of Christ.
- Features include unique wood barrel ceiling.
- Large entry/reception, flexible open area, private offices, storage, rear dock and staging area.
- Lease Rate: \$10/SF, NNN.





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1166 Kauffman Ave





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1174 Kauffman Ave

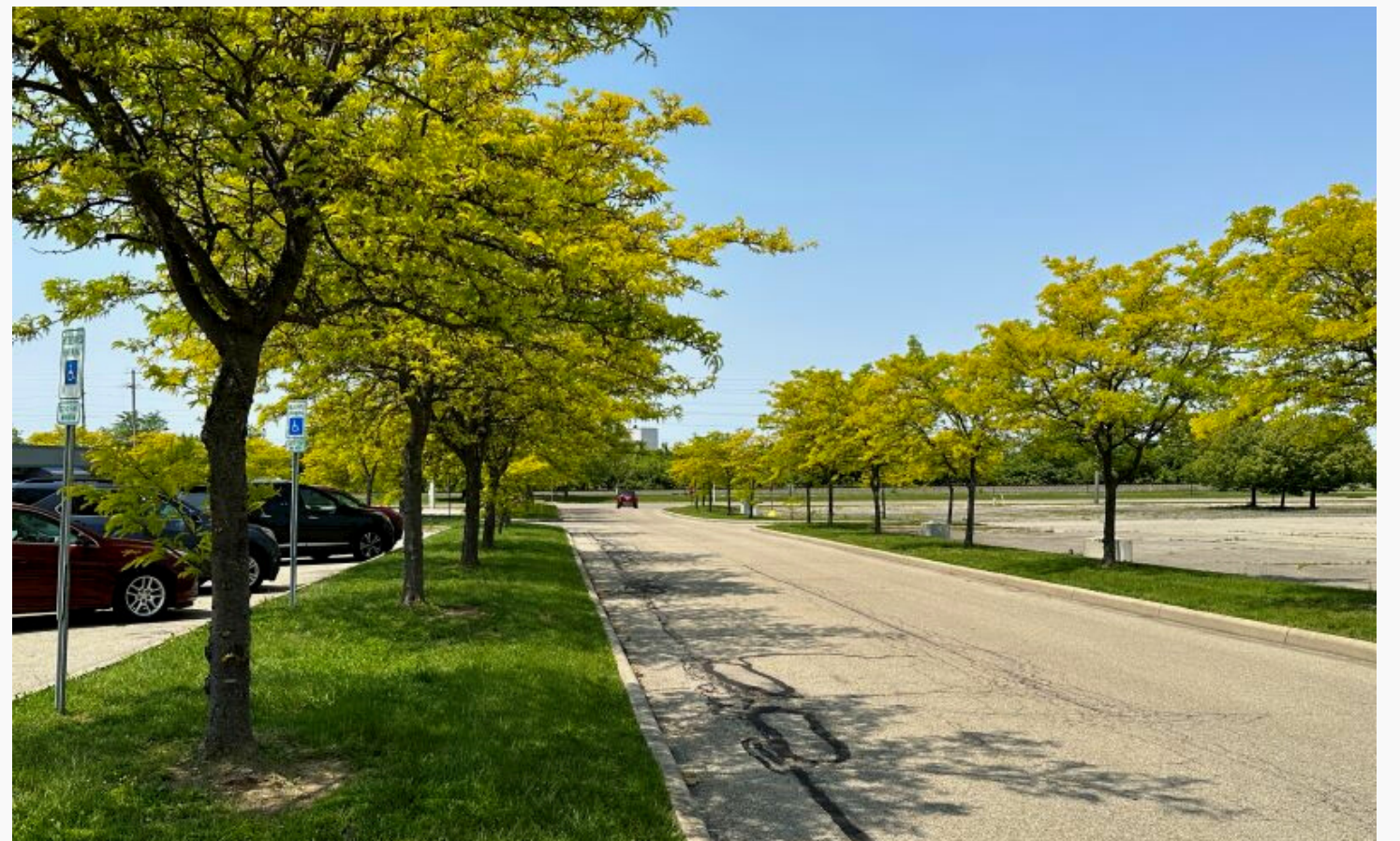
- 873 SF
- Space in shell condition.
- Located between Dayton Vision MMA and Kawali Filipino Cuisine.
- Ample light and plenty of parking.
- Ready to be customized!
- Lease Rate: \$12/SF, NNN





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Demographics

| | 2 miles | 5 miles | 10 miles |
|---------------------------|----------|-----------|-----------|
| 2022 Population | 24,765 | 79,679 | 356,295 |
| 2027 Projected Population | 25,636 | 82,709 | 361,774 |
| Average household income | \$58,582 | \$81,422 | \$73,827 |
| Median home value | \$99,074 | \$164,722 | \$136,596 |

Traffic Count: 11,221 vehicles per day travel on Kauffman Ave. & W. Garland Ave.*

*On average, per CoStar, 2022.

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