

- **Confidential Restaurant Sublease Opportunity – Not for Public Sharing**
- **Do Not Disturb Employees**

## PROPERTY HIGHLIGHTS

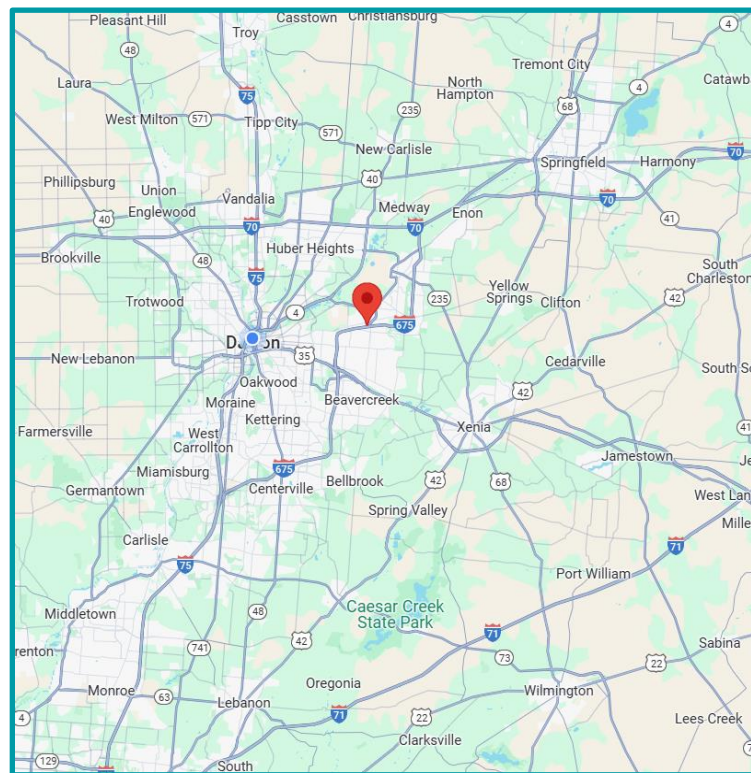
A well-located, built-out restaurant space is available for **private sublease** in Fairborn. This opportunity is being offered **off-market** at the request of the current tenant and is intended for serious inquiries only.

### Key Details:

- **Size:** 3,210 sq ft
- **Rent:** Competitive/sub-market rates – \$37.00NNN
- **Type:** Restaurant space – kitchen, dining area, and possibility for fixtures to remain
- **Location:** Prime
- **Term:** Remainder of current lease term with options (call for details)

### Important:

- This is a confidential offering
- All inquiries must go through the Equity leasing agents
- Site visits by appointment only; do not approach staff or current operator

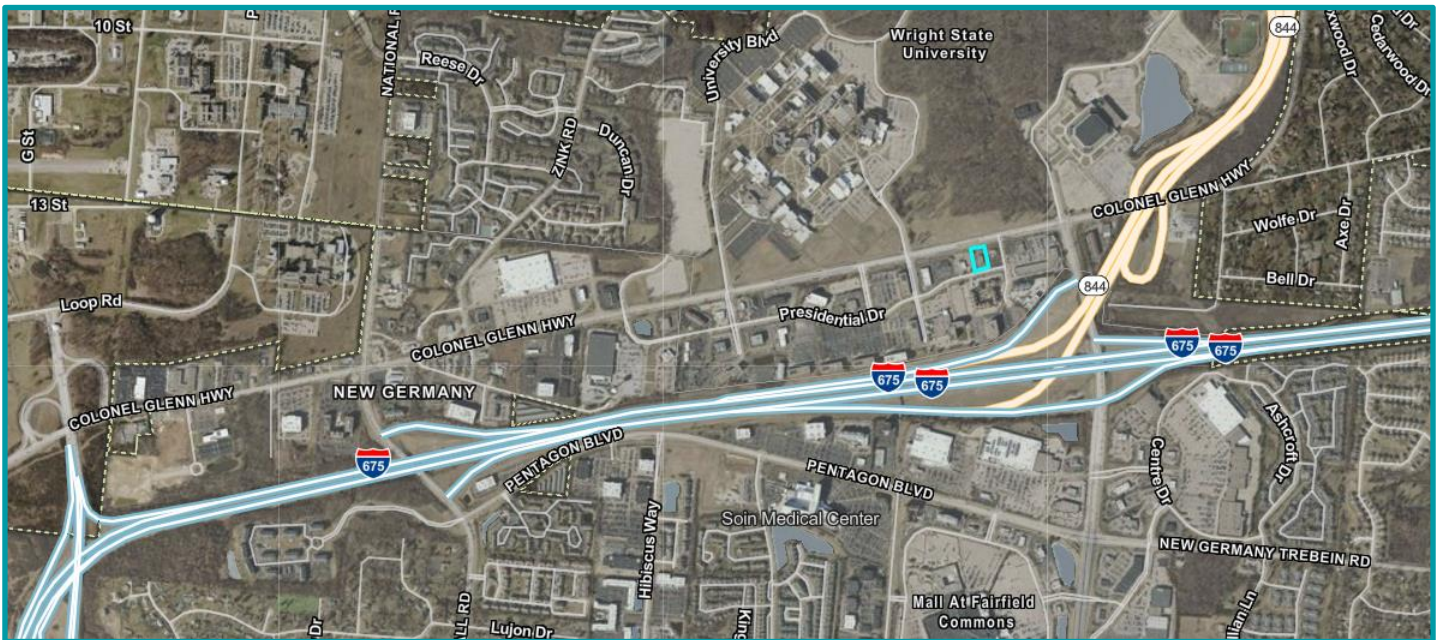


### For More Information, Please Contact:

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,010	47,560	123,073
Average HH Income	\$100,735	\$114,194	\$112,765
Daytime Employee Population	11,645	26,663	54,024

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 The submission may be modified or withdrawn at any time by the property owner