

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

Suite #3 is fully built out as brand new restaurant space!



PRESENTED BY:

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Commercial Realty Associates, Inc.

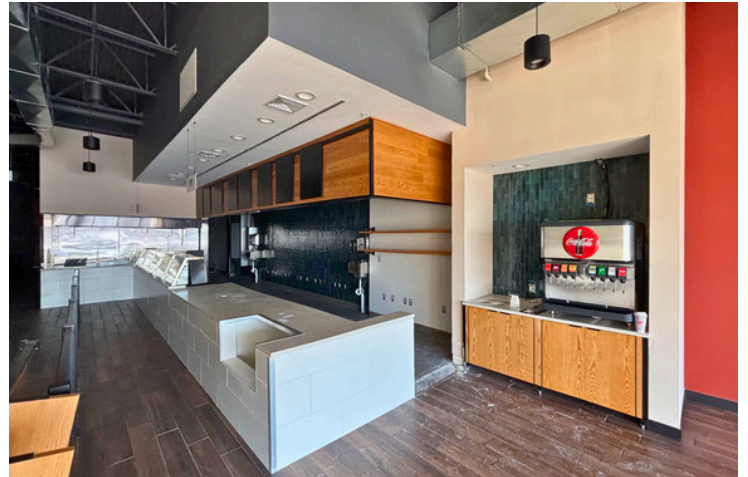
FOR LEASE

CENTRE AT COMMONS

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INTERIOR PHOTOS



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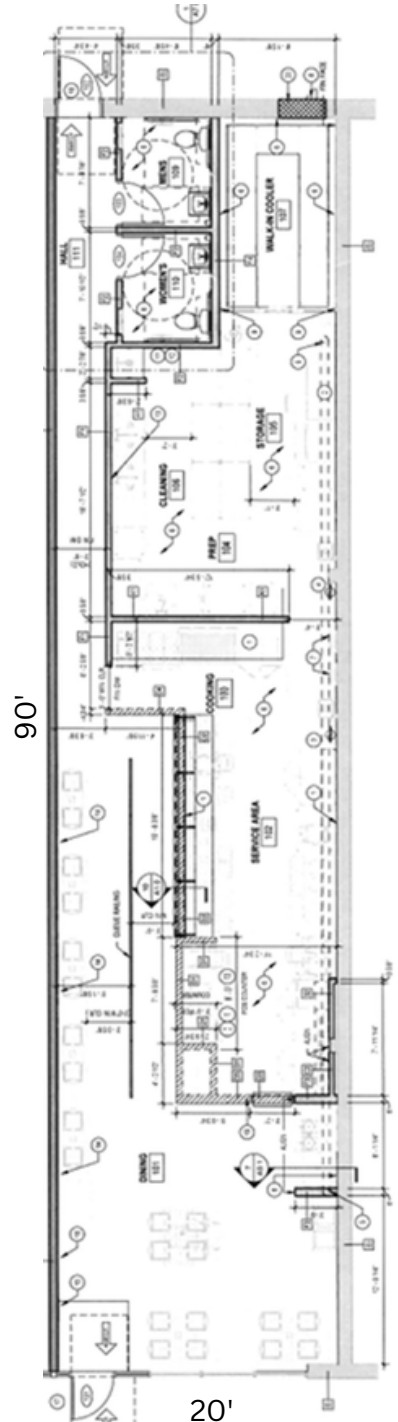
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FLOOR PLAN



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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



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