



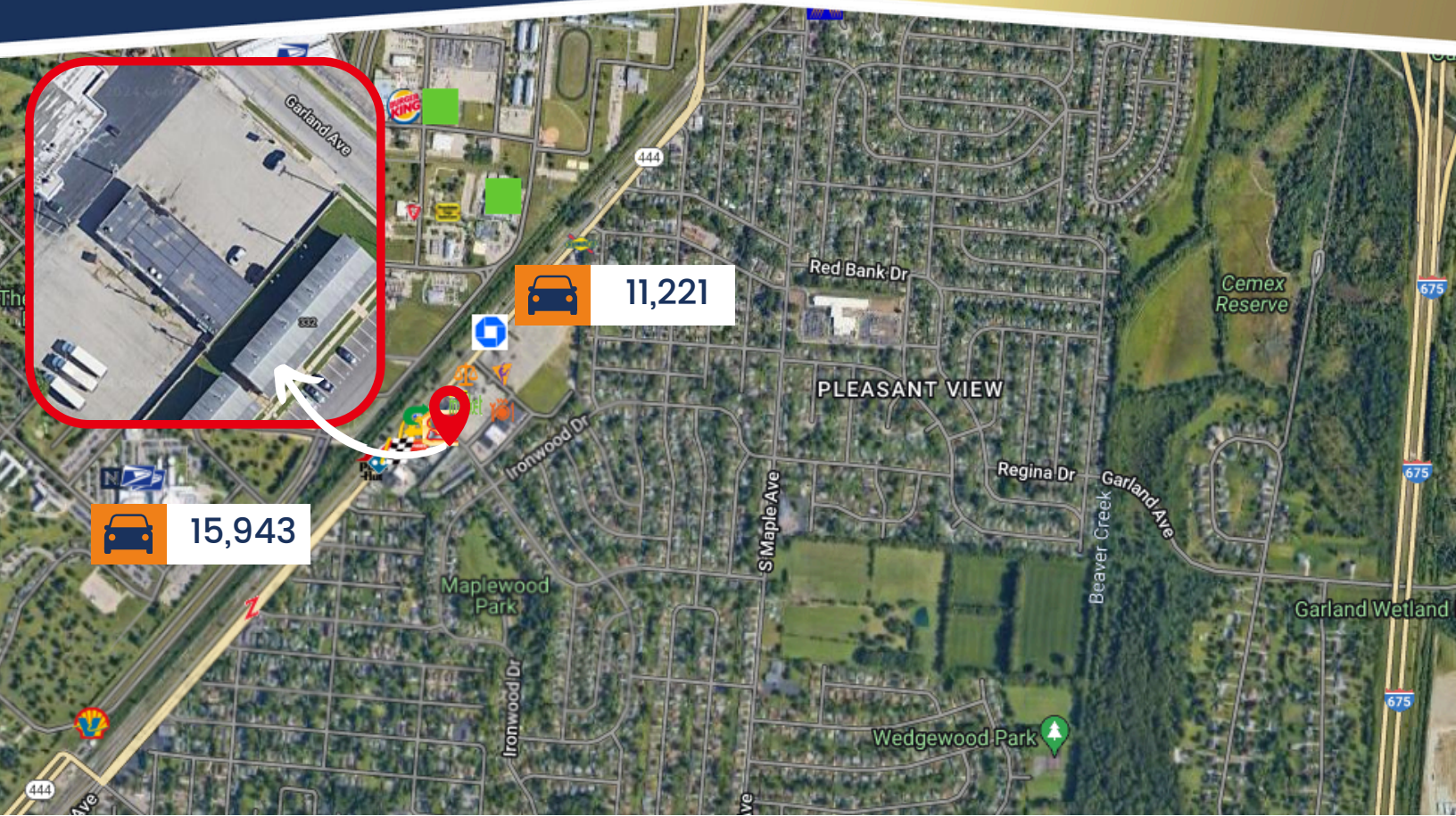
FOR LEASE

340-348 WEST GARLAND AVE
FAIRBORN, OH 45324

Property Highlights

- 1,200 SF AVAILABLE IN NEIGHBORHOOD RETAIL CENTER IN-LINE SPACE
- LARGE DISPLAY WINDOWS WITH EXCELLENT VISIBILITY
- EXHAUST HOOD AND GREASE TRAP IN PLACE
- LOCATED ON SIGNALIZED CORNER AND STRONG RESIDENTIAL BACKUP
- GREAT VISIBILITY ON HIGH TRAFFIC KAUFMAN AVE/OH 444
- CO-TENANTS - BUSY CONVENIENCE STORE AND SUCCESSFUL BARBER SHOP
- EXCELLENT FOOT TRAFFIC, AMPLE PARKING AND GOOD WALKABILITY
- CLOSE PROXIMITY TO WRIGHT PATT AIRFORCE BASE & WRIGHT STATE UNIVERSITY
- IDEAL USES INCLUDE COFFEE /DONUT SHOP, INSURANCE/ACCOUNTING/TAX SERVICES, CARRY-OUT FOOD, SANDWICH/SUB SHOP, DELI, PIZZA RESTAURANT, NAIL SALON, MASSAGE, WAX/ESTHETICS, BOUTIQUE RETAIL, CELL PHONE/COMPUTER REPAIR, AND MUCH MORE!

Lease Rate: \$8 SF/YR



**340-348 W GARLAND AVE | FOR
FAIRBORN, OH 45324 | LEASE**

2023 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	24,741	81,840	363,327
HOUSEHOLDS	10,519	32,812	147,871
HH INCOME	\$60,193	\$83,202	\$75,889

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