



PROPERTY DESCRIPTION

Positioned in one of Dayton's premier retail corridors, 2496 Commons is a 12,232 SF freestanding commercial building offering exceptional visibility, access, and flexibility. Located just off North Fairfield Road, the property sits among top-tier national retailers and is minutes from Wright-Patterson Air Force Base and Wright State University.

This modern, well-maintained asset features a spacious open floor plan, ample surface parking, and strong signage opportunities, making it ideal for retail, medical, or service-oriented businesses. Zoned for commercial use, the site presents a compelling opportunity for an owner-user or investor to acquire a high-performing asset in a supply-constrained, high-traffic corridor.

PROPERTY HIGHLIGHTS

- 12,232 SF available for lease
- Renovated in 2010
- Zoned C-PUD
- Prime Beavercreek location
- High-traffic, high-growth retail corridor
- Surrounded by national retailers

OFFERING SUMMARY

Sale Price:	\$1,999,000
Lease Rate:	\$15.00 SF/yr (NNN)
Number of Units:	1
Available SF:	12,232 SF
Lot Size:	52,268 SF
Building Size:	12,232 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,470	10,534	21,652
Total Population	8,003	24,729	51,140
Average HH Income	\$126,442	\$118,399	\$106,524

Property Website:

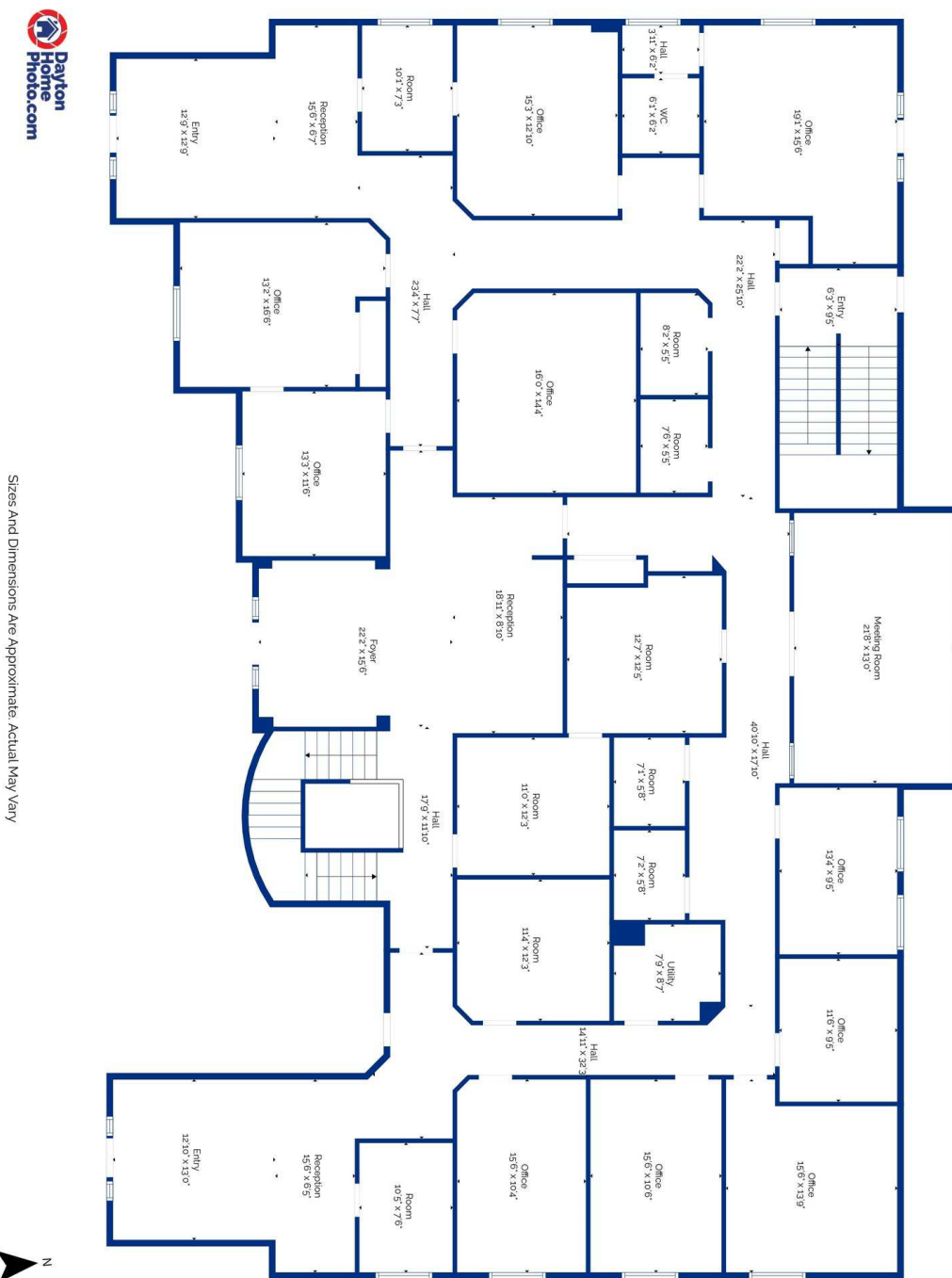
<https://buildout.com/website/1507928-sale>

For More Information:

BERKSHIRE HATHAWAY COMMERCIAL DIVISION
513.204.9539
commercial@bhhspro.com

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2496 Commons Blvd, Beavercreek, OH 45431



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Sizes And Dimensions Are Approximate. Actual May Vary

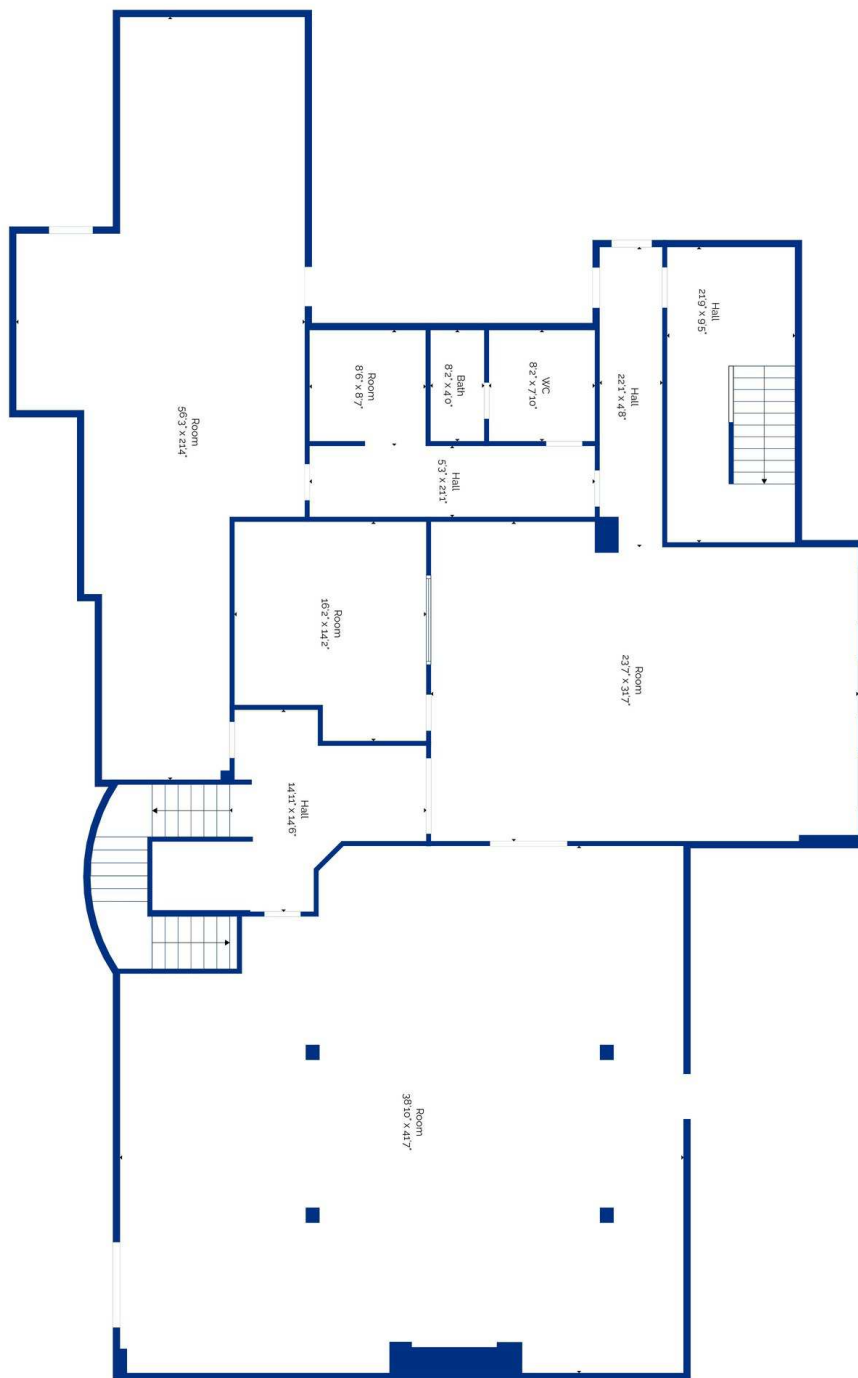
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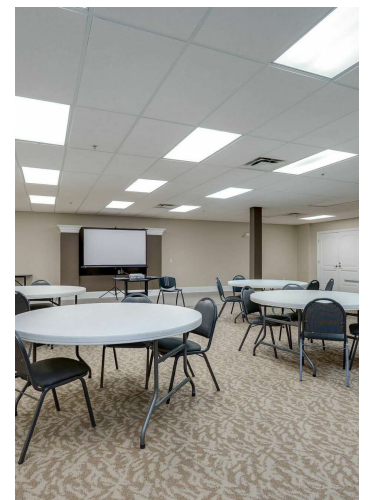
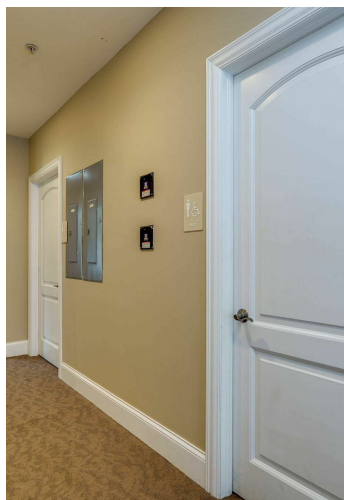
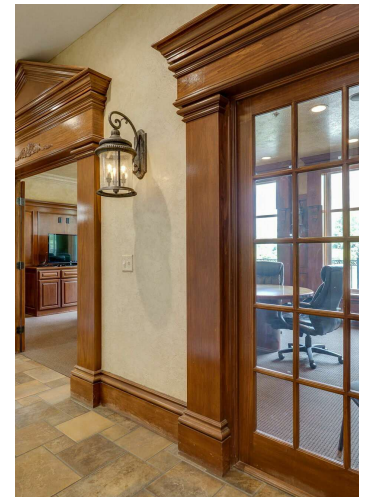
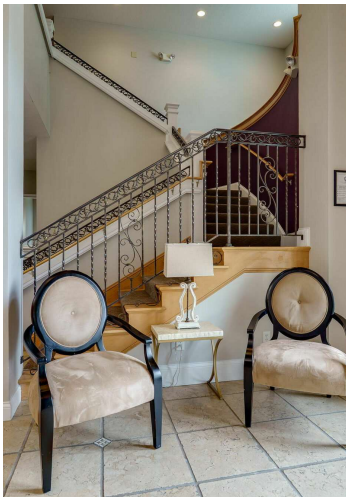
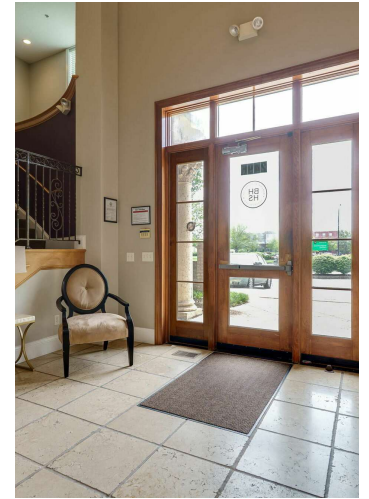


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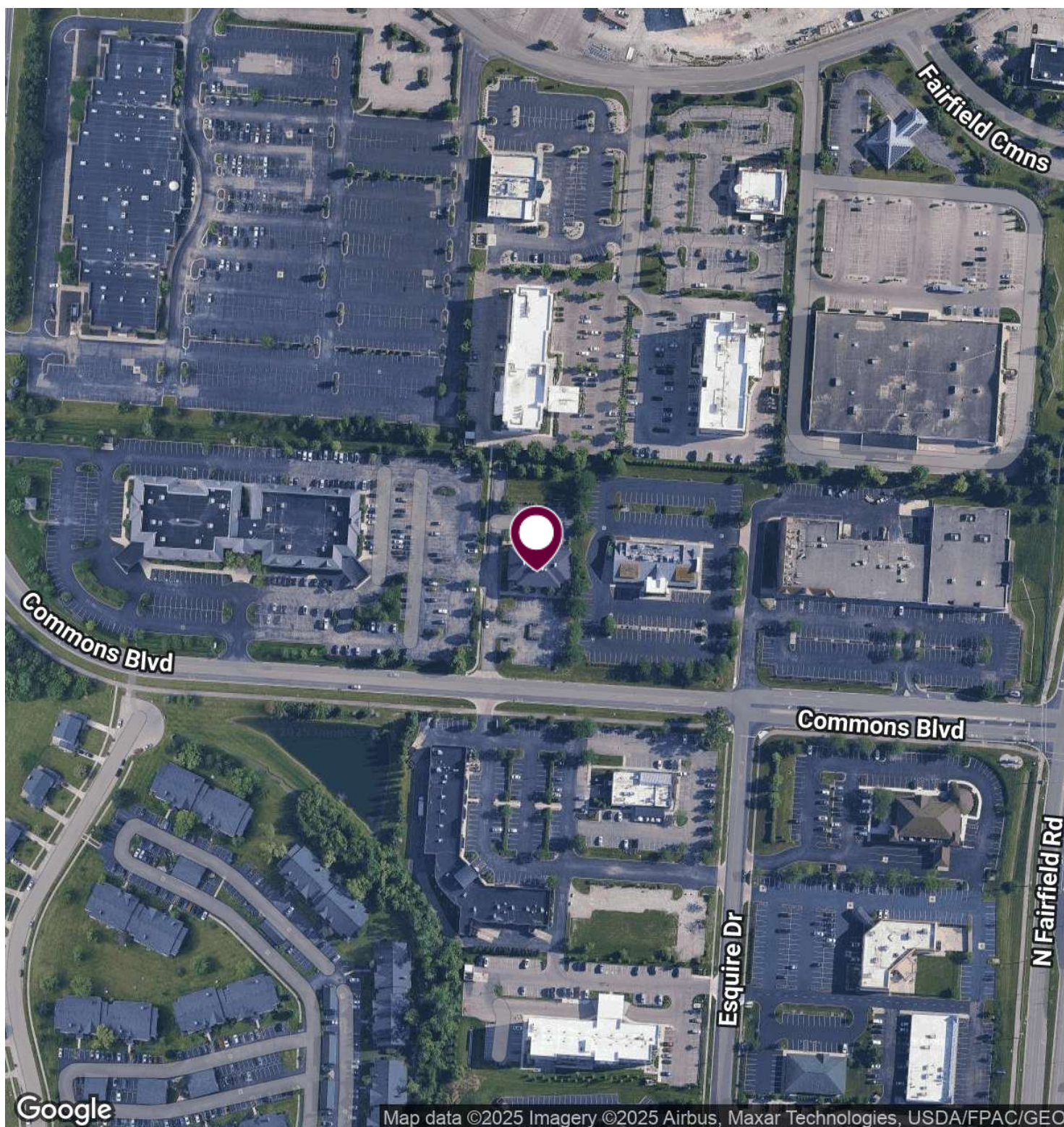


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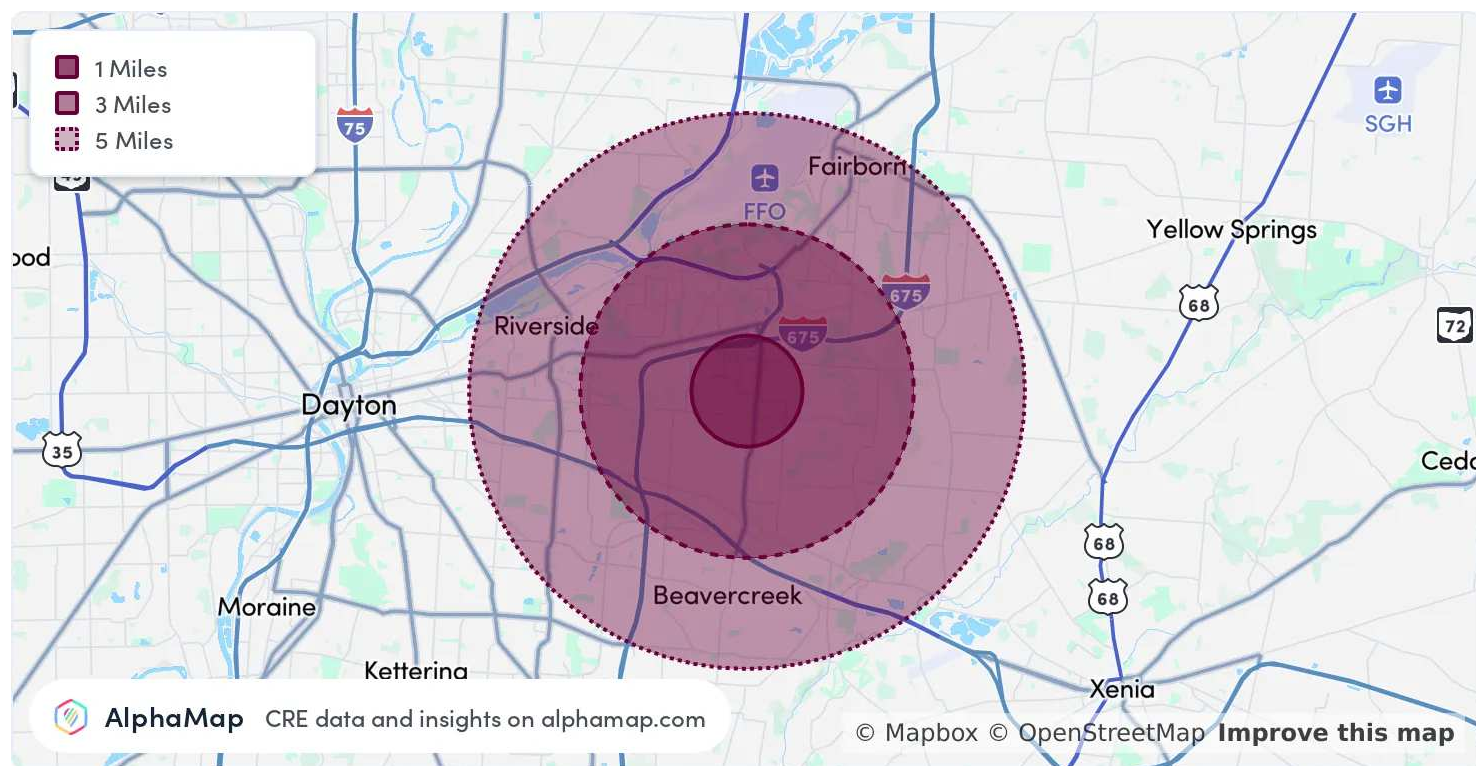


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,003	51,140	133,384
Average Age	39	38	39
Average Age (Male)	38	37	38
Average Age (Female)	40	39	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,470	21,652	55,649
Persons per HH	2.3	2.4	2.4
Average HH Income	\$126,442	\$106,524	\$100,632
Average House Value	\$277,731	\$228,851	\$214,214
Per Capita Income	\$54,974	\$44,385	\$41,930

Map and demographics data derived from AlphaMap

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