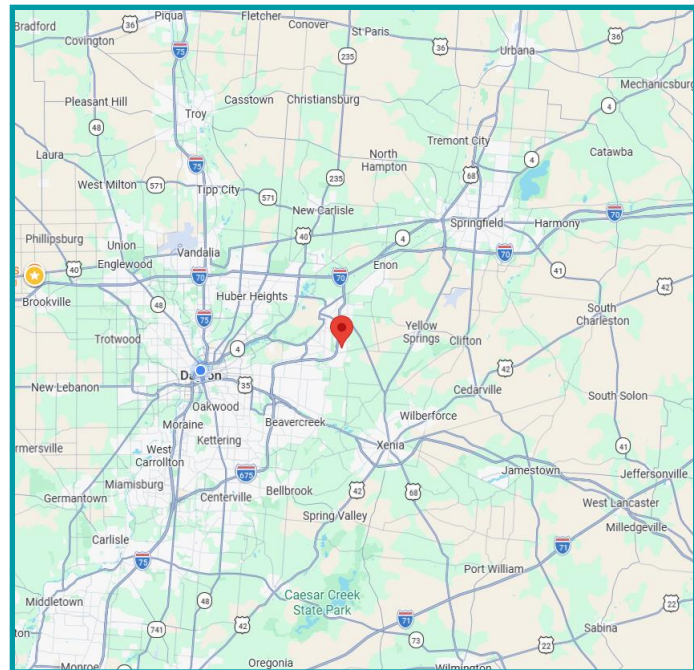




PROPERTY HIGHLIGHTS:

- **13,638 SF Turnkey Building – Former Hondros College**
- Built in 2004 on 2 acres with over 120 parking spaces
- Parcel #: A02-0002-0047-0-0017-00 – Greene County
- **Versatile Space** offering plenty of office areas and large open areas, great for cubicles or for large gatherings, events & banquets, conference rooms, nice breakroom, and restrooms. This building is packed with charm and functionality- inviting and ready to impress!
- **High Traffic Area with Easy Access:** Situated in Fairborn, right off I-675 Exit 20- Dayton Yellow Springs Road, in one of the most desirable corridors, close to all major retail, restaurants, hotels, professional medical offices, and light industrial users
- **Prime Location:** Strategically located with access from I-675, I-70 and US 35 between the rapidly growing communities of Beavercreek and Fairborn are just minutes from Wright-Patterson Air Force Base, Wright State University, and The Mall at Fairfield Commons
- **Roadside Signage** and multiple access points provide steady traffic flow and easy accessibility
- **For Sale:** **PRICE REDUCED** ~~\$1,325,000~~ **\$1,225,000** for building, land, all FF&E
- **For Lease:** \$14.00 + \$5.00NN

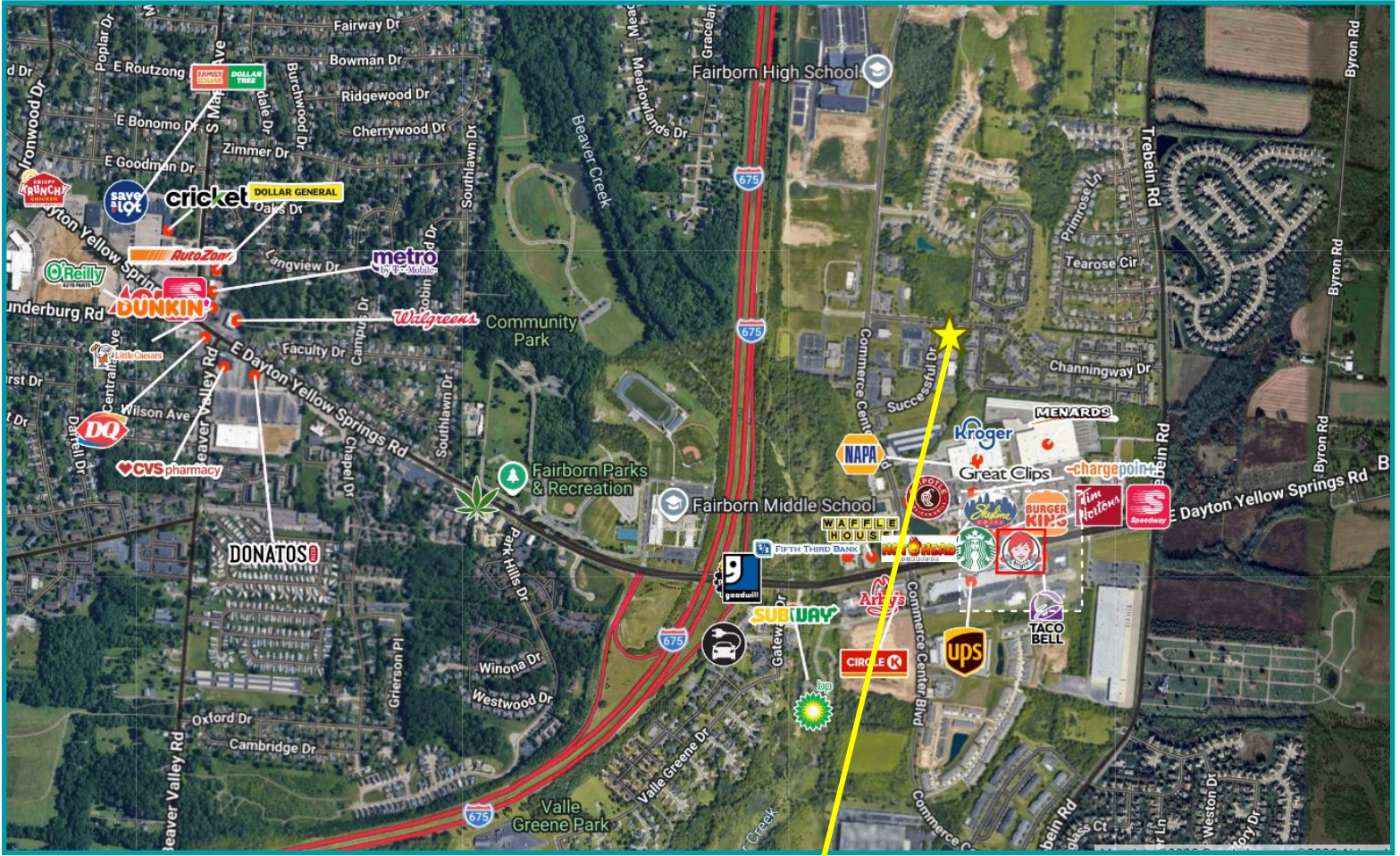


For More Information, Please Contact:

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therron@equity.net

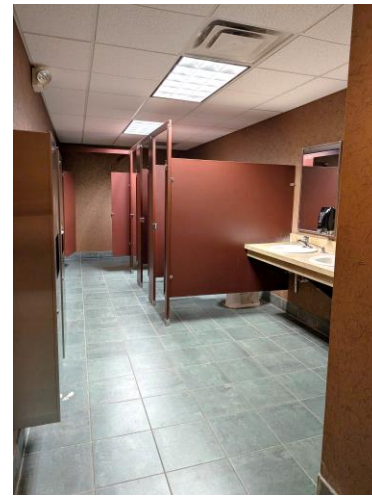
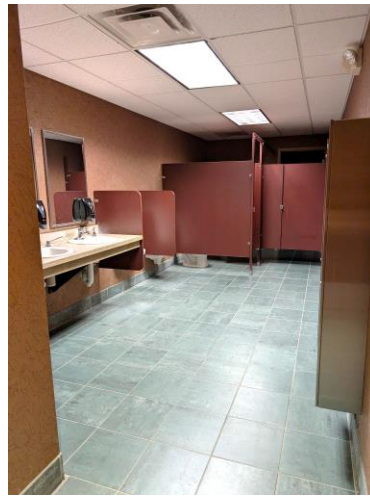
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,767	38,621	69,377
Average HH Income	\$137,686	\$105,799	\$122,721
Daytime Employee Population	1,700	9,704	29,480

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





- Floorplan drawing; plenty of offices plus large open area with lots of windows for natural light! Conference rooms, bonus kitchen areas

