

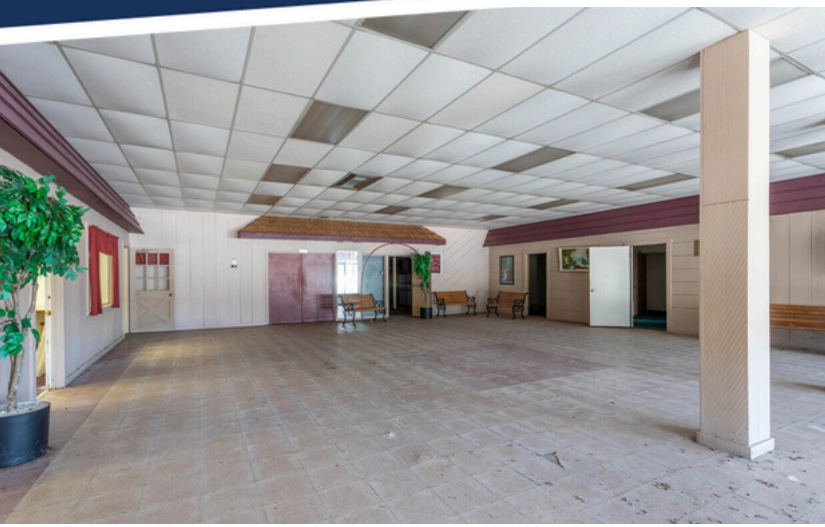


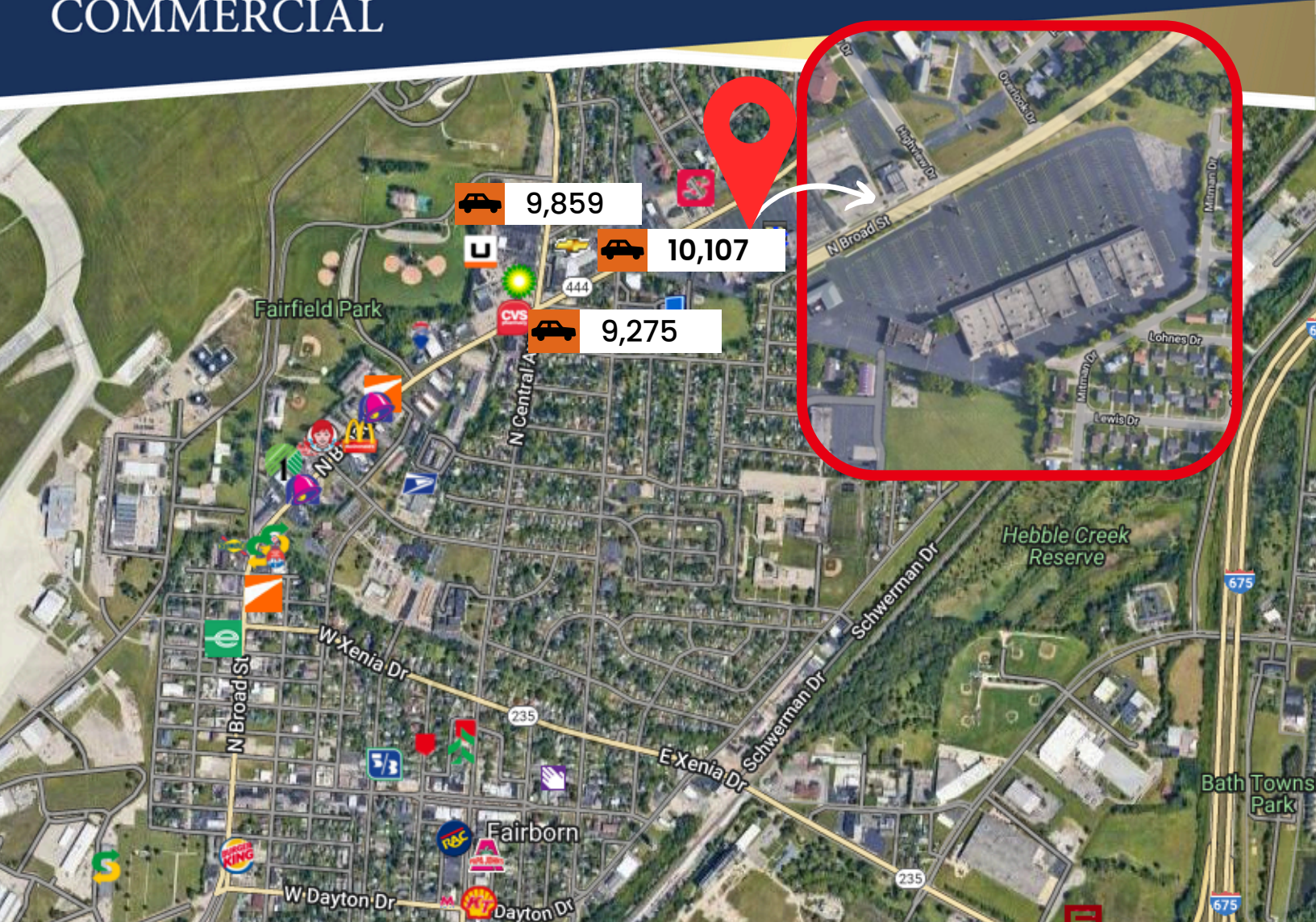
FOR LEASE

1200-1288 N BROAD ST
FAIRBORN, OH 45324

Property Highlights

- GREAT LEASE RATES
- EXTERIOR FACADE NEWLY RENOVATED
- JOIN EXISTING NATIONAL TENANTS, DG MARKET (DOLLAR GENERAL), DAVITA DIALYSIS, OHIO BUREAU OF MOTOR VEHICLES
- MONUMENT SIGNAGE AND BUILDING SIGNAGE AVAILABLE
- MANY ALLOWED USES
- SPACES FROM 450 SF TO 35,000 SF AVAILABLE
- LOCATED MINUTES FROM WRIGHT PATTERSON AIRFORCE BASE AND NEAR WRIGHT STATE UNIVERSITY





**1200-1288 N BROAD ST | FOR
FAIRBORN, OH 45324 | LEASE**

| 2023 DEMOGRAPHICS | 2 MILE | 5 MILE | 10 MILE |
|-------------------|----------|----------|----------|
| POPULATION | 13,739 | 68,934 | 267,359 |
| HOUSEHOLDS | 5,737 | 27,716 | 107,807 |
| HH INCOME | \$67,760 | \$73,144 | \$77,723 |



| SUITE | CURRENT TENANT | SPACE SF | SUITE | CURRENT TENANT | SPACE SF |
|-------|-------------------|-----------|-----------|---------------------------------|-----------|
| 1288 | AVAILABLE | 925 SF | 1248 | BARGAIN BIN | 7,500 SF |
| 1286 | AVAILABLE | 700 SF | 1238 | AVAILABLE | 6,000 SF |
| 1284 | AVAILABLE | 13,325 SF | 1212 | SWO POWERHOUSE | 3,422 SF |
| 1282 | AVAILABLE | 450 SF | 1220/1232 | AVAILABLE | 31,578 SF |
| 1280 | AVAILABLE | 1,400 SF | 1200 | DG MARKET <i>DOLLAR GENERAL</i> | 16,200 SF |
| 1274 | OHIO BMV | 2,000 SF | 1190 | EQUAL PEOPLE | 4,200 SF |
| 1272 | MAGNOLIA SHOP | 2,000 SF | 1174 | EQUAL PEOPLE | 1,750 SF |
| 1266 | DAVITA DIALYSIS | 8,000 SF | 1170 | EQUAL PEOPLE | 1,000 SF |
| 1260 | TEAM AI WRESTLING | 8,044 SF | 1166 | EQUAL PEOPLE | 2,100 SF |
| 1258 | AVAILABLE | 3,600 SF | | | |



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