

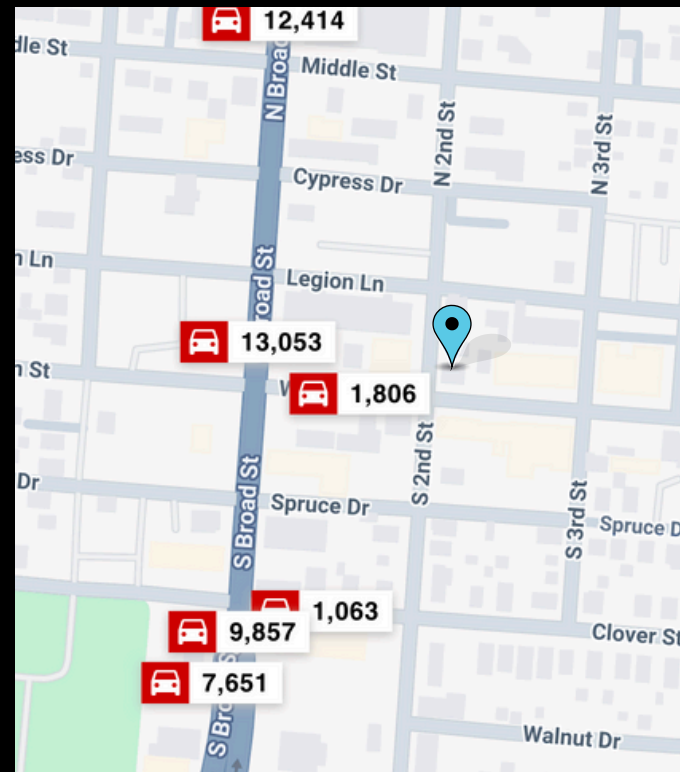


FOR SALE | 2 N. 2ND STREET
FAIRBORN, OH 45324

Property Highlights

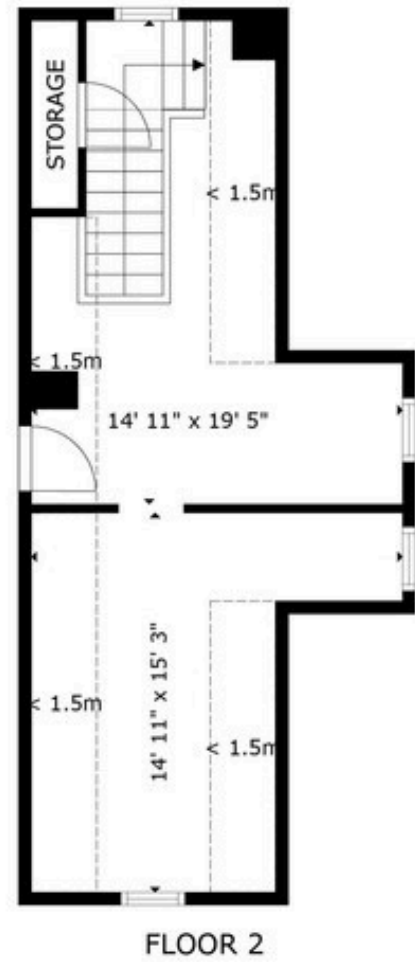
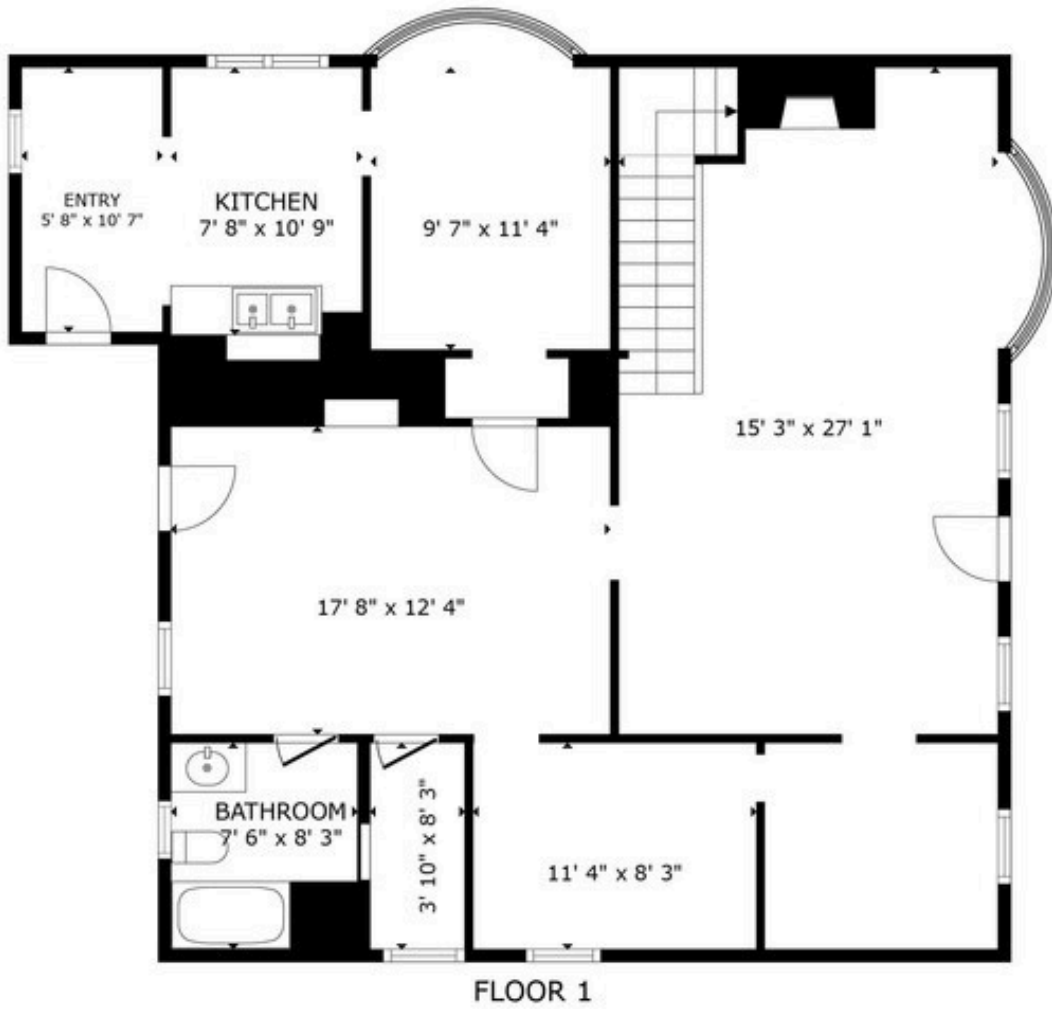
- 2,000+SF Office/Retail Building with Private Parking Lot
- Excellent Corner Location with “Main Street USA“ visibility!
- Detached 350+/- Storage/Garage Building
- Basement with Separate Access to Mechanicals
- Close to Wright Patterson Air Force Base
- Recently Remodeled and Updated Interior
- Desirable Downtown Business District
- Additional street parking adjacent to the property
- Minutes to I-675, I-70, WPAFB, Wright State University, and more!

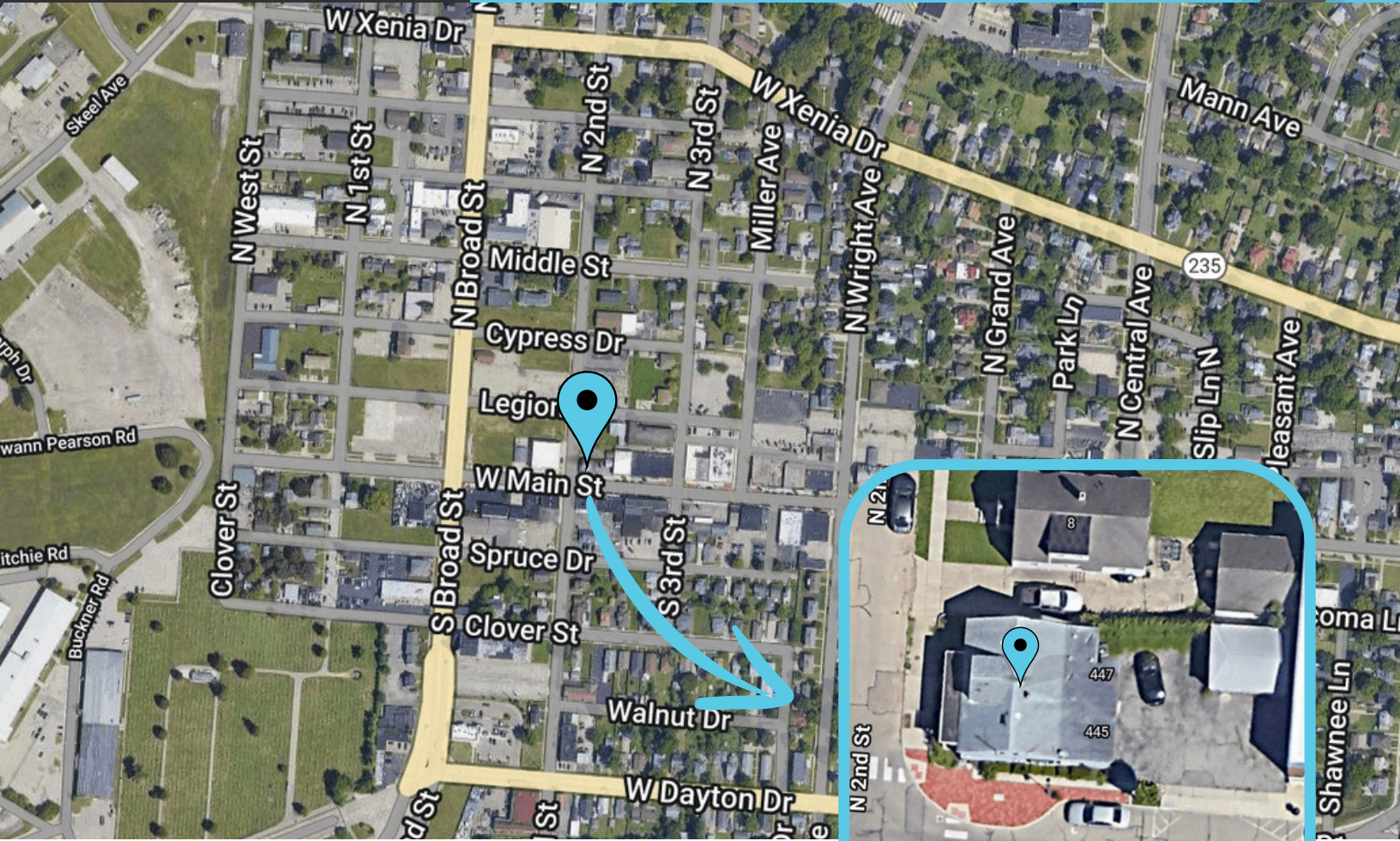
RARE RETAIL/OFFICE SPACE AVAILABLE IN FAIRBORN, OH





First and Second Level Floor Plans





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2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,747	31,282	80,289
HOUSEHOLDS	3,033	13,824	33,858
HH INCOME	\$54,748	\$59,525	\$69,432



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