

**313 W. Main St.  
Fairborn, Ohio 45324**

**FOR LEASE  
RETAIL SPACE**



**PROPERTY HIGHLIGHTS:**

- **2,640 sq.ft.**
- **FF&E available**
- **Individually metered**
- **Great Location**
- **Great Visibility**

**Lease Rate:  
\$12.00/sq.ft.**

**2,640 sq.ft. Former Bakery Available**

2,000 sq.ft. open area with 640 sq.ft. lower level storage with working conveyor for getting products up and down. Lots of remaining furniture, fixtures and equipment also available if needed. Great corner location on the main throughfare in Fairborn and right in the heart of downtown.

Call for more info.

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**HRI**  
Commercial Realty

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 The submission may be modified or withdrawn at any time by the property owner.

# 313 W. Main



## Highlights:

- Set up for food service
- Former bakery
- Kitchen and seating area
- Basement storage
- Reach-in cooler
- Triple sink
- Grease trap
- Conveyor
- Display case
- Ample storage
- Rear entrance
- Tables and chairs
- Dishwasher



Space is located on the newly renovated/improved 300 Block of West Main St. in Fairborn. Space has updated restrooms, flooring, paint fixtures, façade and utilities. Ample street parking and walkability with close proximity to the heart of Downtown Fairborn.