

FOR LEASE



**304-316 N Broad St
Fairborn, OH 45324**

1,600-5,200 SF available for lease. Opportunities for retail, restaurant, office or medical. Located in Fairborn OH, across from Wright-Patterson Air Force Base which is the metros and State's largest employer, with over 29,000 active duty, reserves, and civilian employees, which provides a stable base of customers. Dayton and the Miami Valley Region is located along I-75 and I-70, within 500 miles of 60 percent of the country's population and manufacturing infrastructure makes the Dayton area a logistics center, one of the Nation's strongest transportation corridors and is aptly called the "Crossroad of America".

Incentives available for qualified tenants.

S|K Sudbrack|Kron
Commercial Real Estate Services

FEATURES

Lease Rates: \$12.00
Lease Type: NNN (\$3.25)
Available: 1,600-5,200 SF
GLA: 11,600 SF
Lot Size: 1.15 acres
Combined Traffic: 13,457
Parking: 56 surface

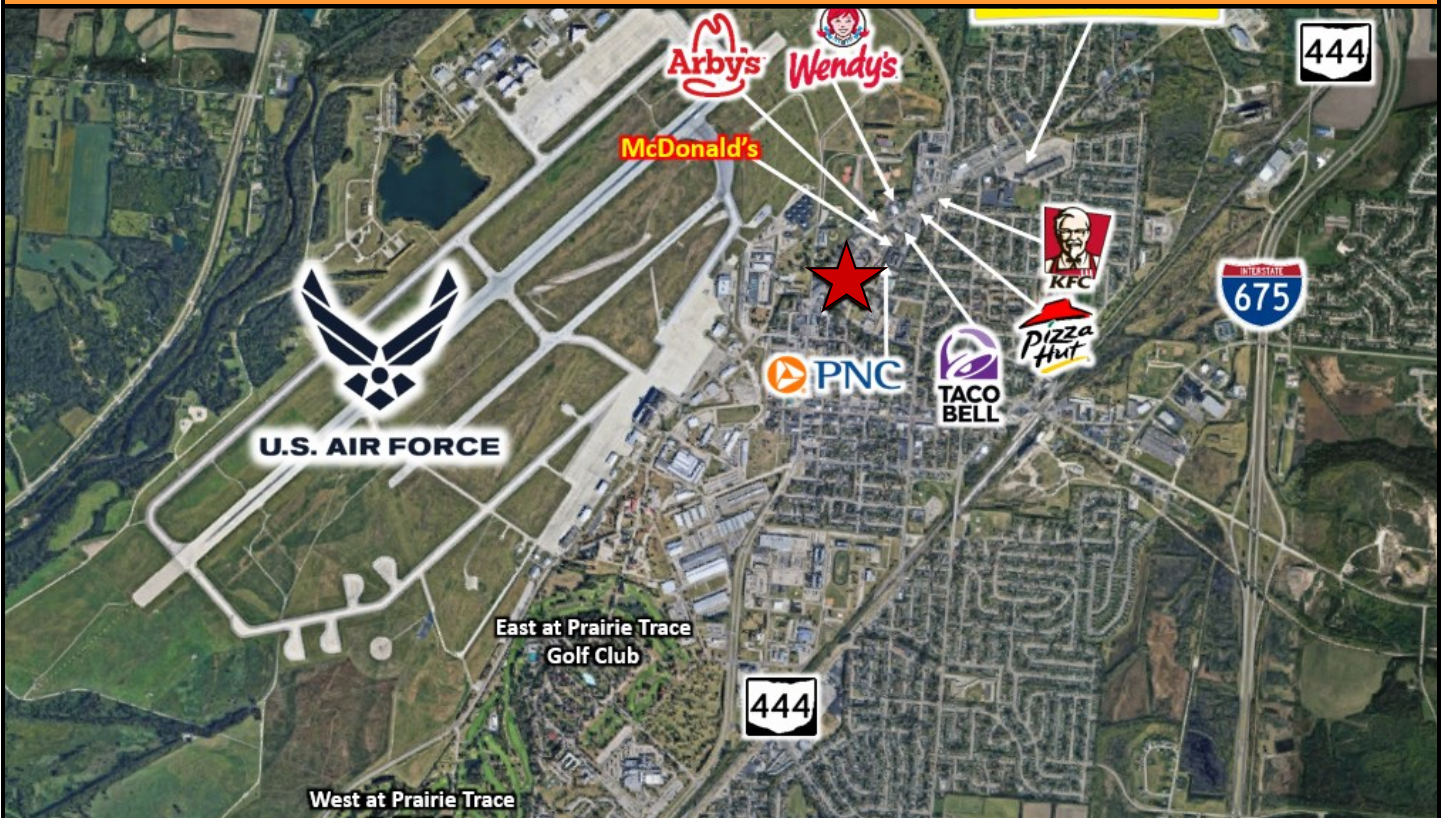
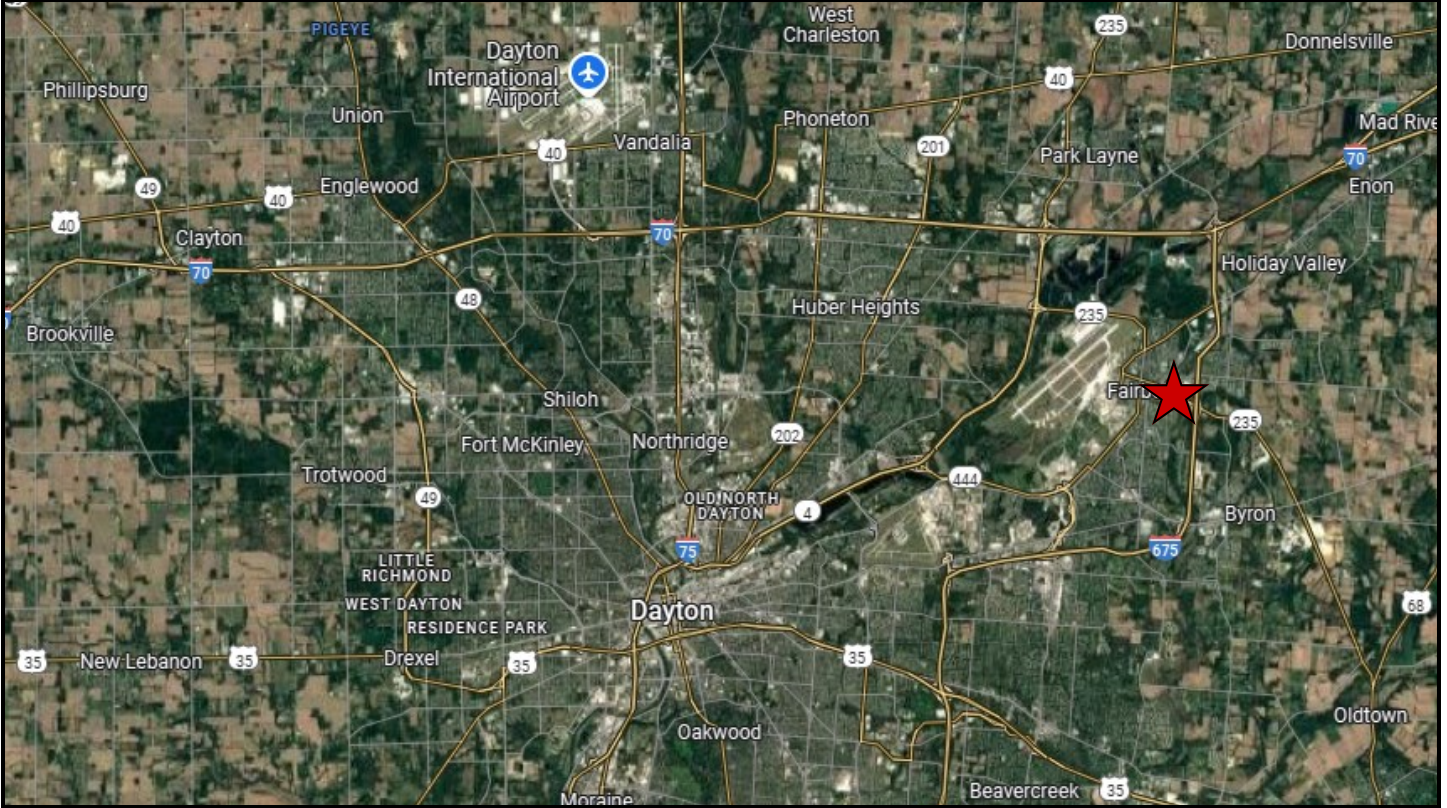
Pop. 5 mile: 79,402
Households 5 mile: 33,590
Income 5 mile: \$84,889
TIA Available

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www.SKCRE.com

LOCATION



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www.SKCREs.com