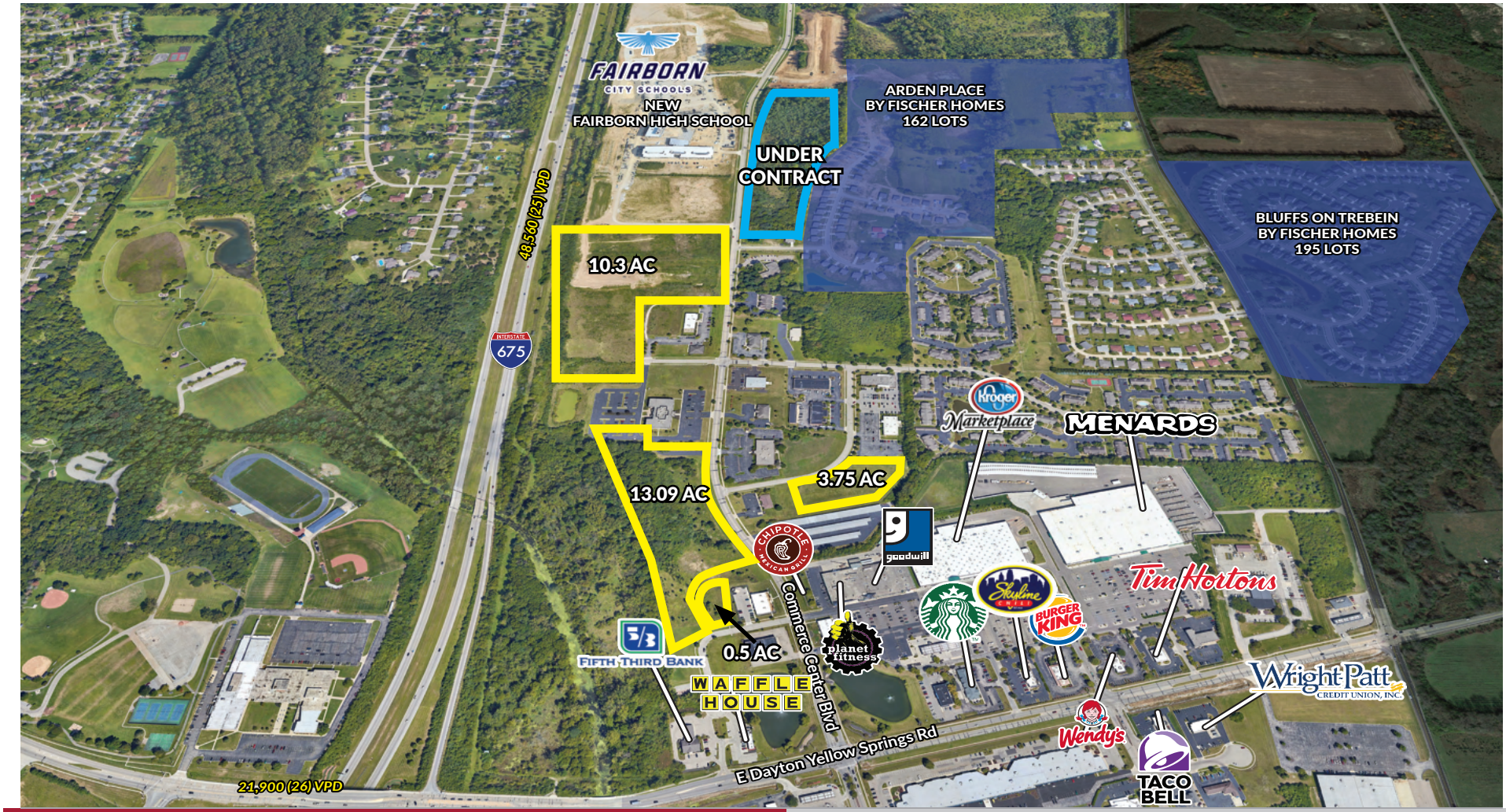
# VALLE GREENE NORTH

## E DAYTON YELLOW SPRINGS & I-675, FAIRBORN, OH





**CONTACT:**

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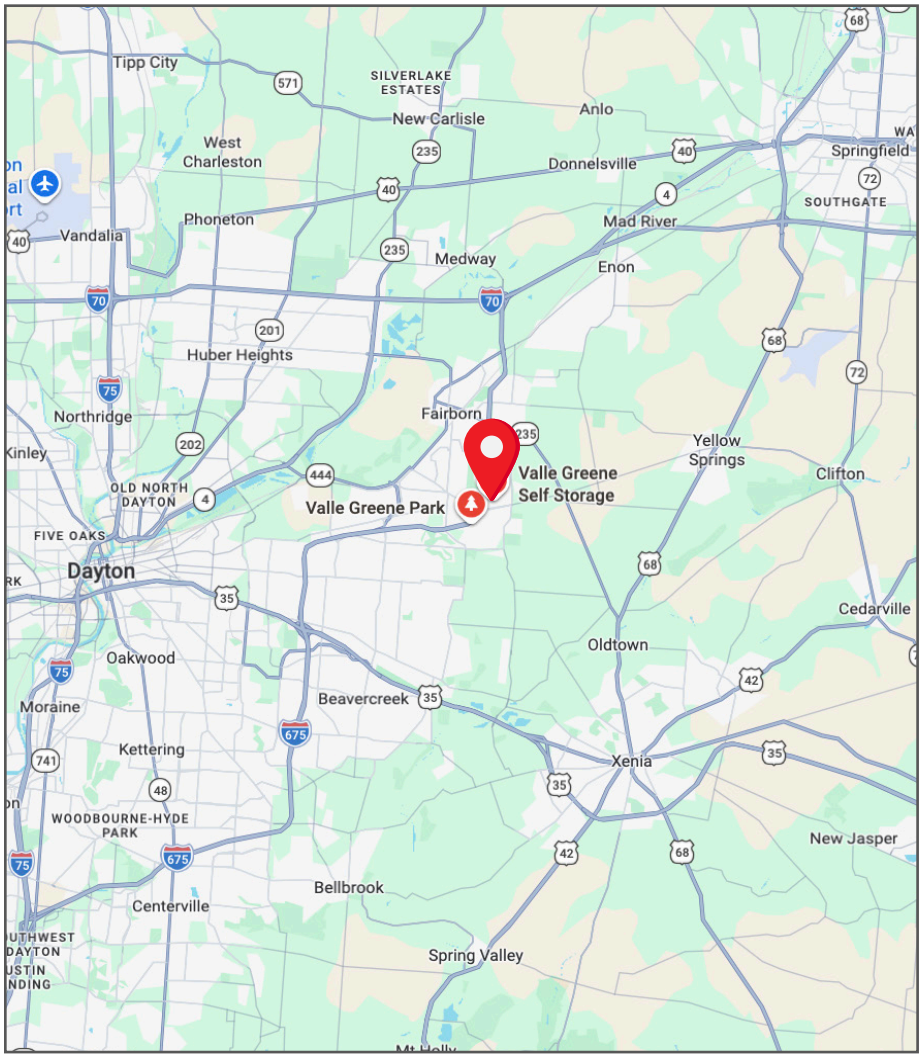
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## PROPERTY HIGHLIGHTS

- ±0.5 - 13 acre retail/office/flex sites available for sale in 325-acre mixed use development accommodating retail, restaurant, hotel, office, medical and light industrial users
- Anchored By Kroger Marketplace (135,000 SF) and Menard's (248,000 SF)
- Strategically located along the latest growth area of I-675 at Dayton-Yellow Springs Rd. (Exit 20) between Beavercreek & Fairborn and just minutes from Wright-Patterson Air Force Base and Wright State University
- I-675 Pylon Signage and multiple access points provide steady traffic flow and easy accessibility
- Excellent access with close proximity to/from I-675, I-70 and US 35
- Home to Fairborn City School's new High School & Stadium Complex on Commerce Center Blvd.
- Fairborn Middle School: Under construction

## DEMOGRAPHICS

| | 3 MILES | 5 MILES | 10 MILES |
|---|---|---|---|
| **Population** | 36,686 | 71,210 | 317,9200 |
| **Daytime Population** | 8,254 | 30,371 | 118,176 |
| **Avg HH Income** | $111,276 | $111,822 | $98,013 |


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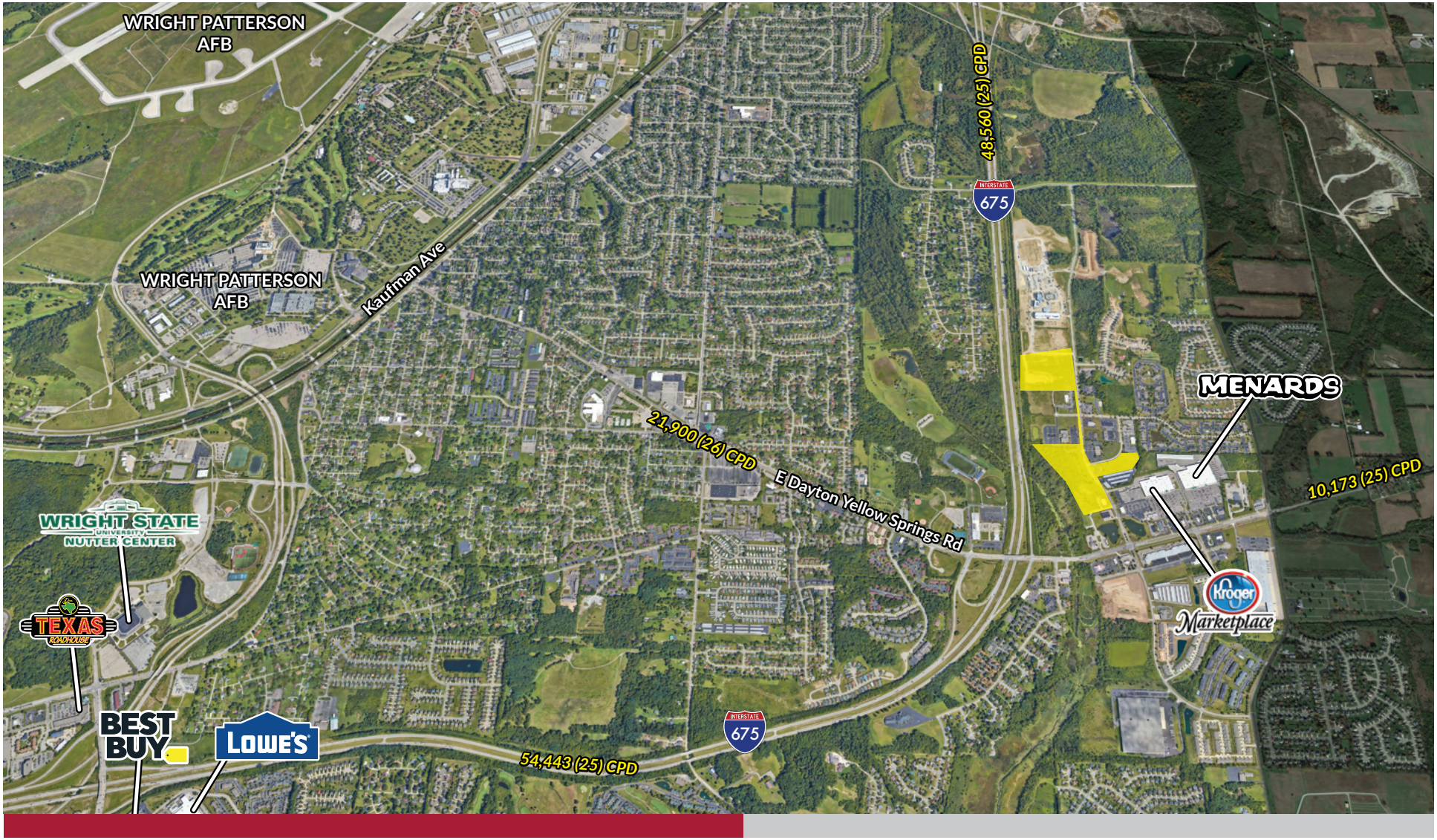
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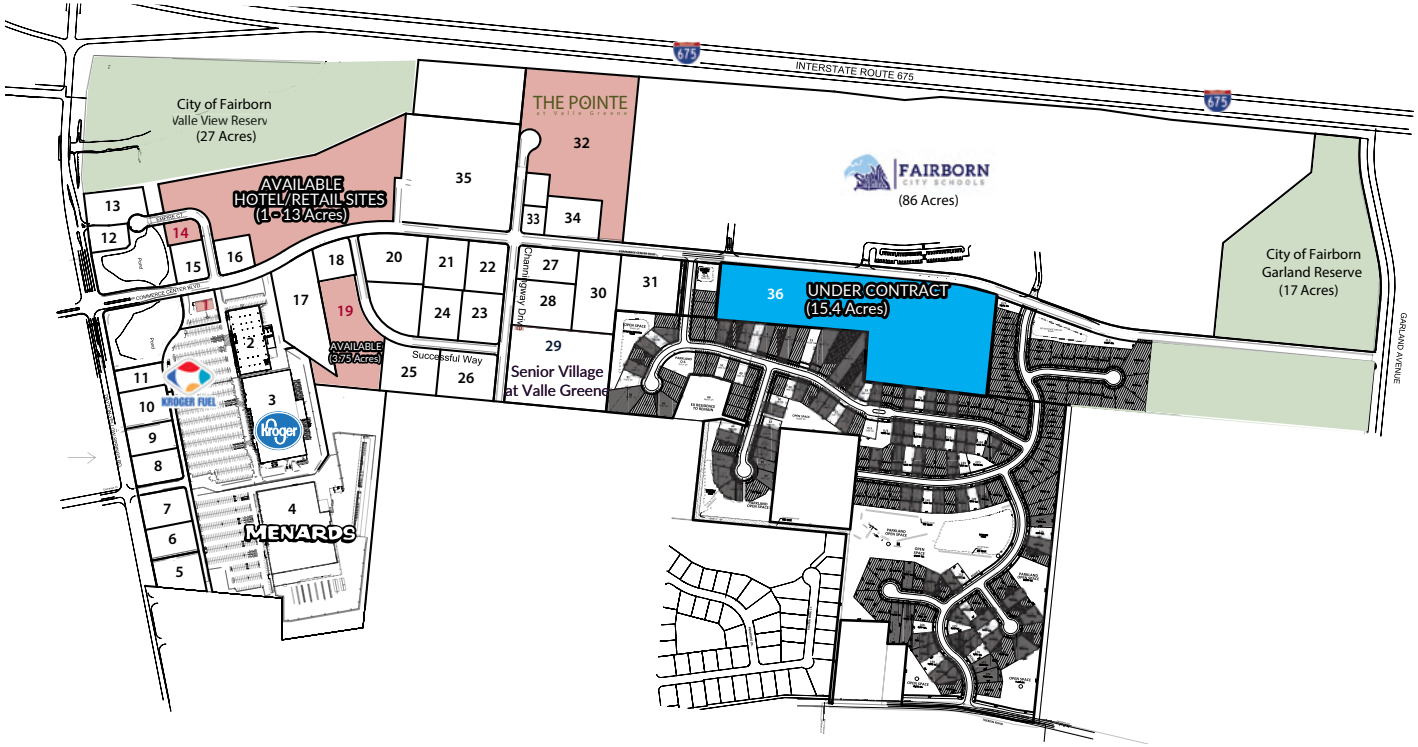
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## AVAILABILITY

1. Shoppes I at Valle Greene - 6,000 SF
2. Shoppes at Valle Greene - 67,078 SF
3. Kroger Marketplace - 135,000 SF
4. Menards - 172,500SF
5. Grismer Tire - 1.3 AC
6. Tim Hortons - 1.1 SF
7. Wendy's - 1.1 AC
8. Burger King - 1.1 AC
9. Skyline Chili - 1 AC
10. 1187 Retail Center - 6,339 SF
11. Hot Head Burrito
12. Waffle House - 0.7 AC
13. Fifth Third Bank - 1.4 AC
14. **AVAILABLE - 0.5 AC**
15. Rite Rug - 1.0 AC
16. Rae Dental Group - 0.57 AC
17. Valle Greene Self Storage - 3.3 AC
18. State Farm Insurance - 1.0 AC
19. **AVAILABLE - 3.75 AC**
20. United Training/Affinity Apparel - 4 AC
21. Bautista Medical Building - 1.5 AC
22. Brilligent Solutions - 1.5 AC
23. Ace Hardware Home Services - 1.5 AC
24. 1835-1855 Successful Dr
25. Hondros College - 2 AC
26. Hondros College - 2 AC
27. Fairborn Vision - 1.5 AC
28. Living Well Spine Center - 2.1 AC
29. Senior Village at Valley Green - 5.92 AC
30. T. Scott McMillan, DDS, Inc. - 2.5 AC
31. Trumpet Behavioral Health - 4.1 AC
32. **Available - The Pointe - 10.3 AC**
33. Fairborn Family Practice - 4.1 AC
34. MITRE - 1.6 AC
35. TNC Behavioral Health - 0.49 AC
36. **UNDER CONTRACT - 15.4 AC**


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