



College Station

3800 Colonel Glenn Highway
Fairborn, OH 45324

FOR LEASE

1,277 sf Available-Glazed Donut Eatery



- Meijer Anchored
- Additional parking
- Close proximity to Wright State University
- Wright Patterson Air force Base located within ½ mile
- Join Starbucks, Penn Station, Taste of Jerusalem, S & D Nails, Great Clips, Insomnia Cookies and Hot Head Burritos
- Lease Rate: \$28 per s.f.
- 2026 NNN Charges: \$11.35 psf (includes all utilities except electric & gas)

Paragon Realty, LLC

8700 North Street, Suite 310

Fishers, IN 46038

www.paragoncompanies.com

Chris Block

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William G. Wilson, CCIM

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Development | Construction | Property Management | Brokerage | Investments

The information contained herein is believed to be accurate but is not warranted as to accuracy and may be changed or updated without notice.
Seller or Landlord make no representation as to the environmental Condition of the property and recommends purchaser's or tenants independent investigation.

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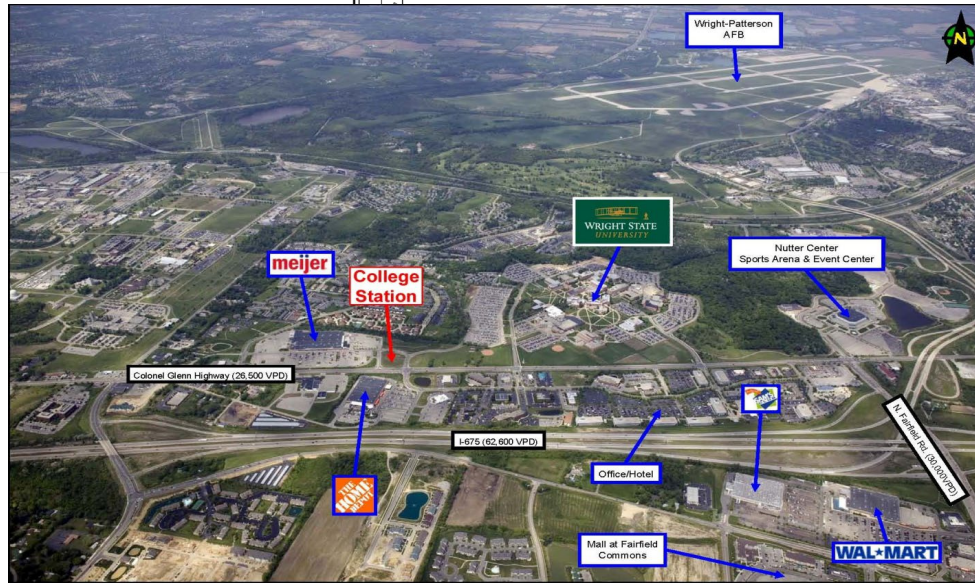
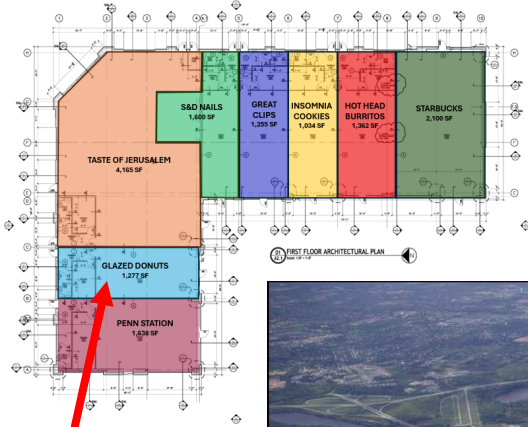
2025 Demographics

Population

1 Mile:	8,567
3 Mile:	49,417
5 Mile:	143,461

Avg Household Income

1 Mile:	\$89,527
3 Mile:	\$97,819
5 Mile:	\$94,140



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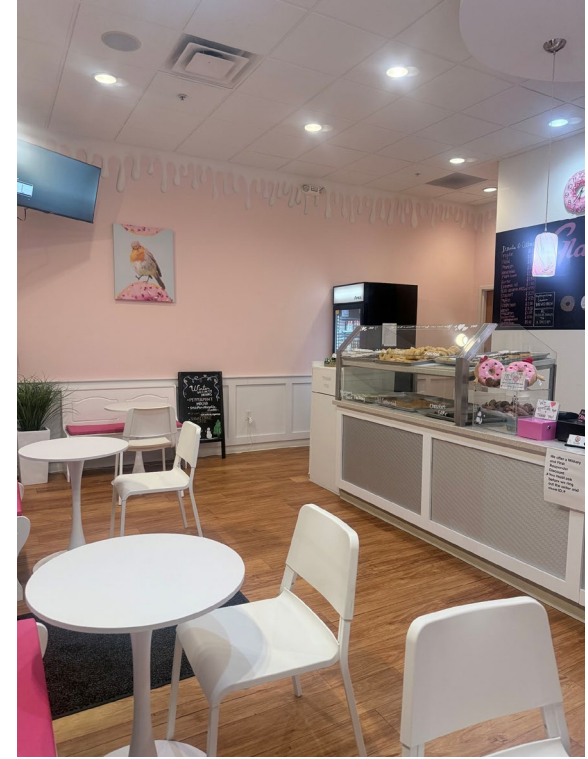
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