



AVAILABLE

VALLE GREENE NORTH | E Dayton Yellow Springs & I-675, Fairborn, OH



PROPERTY HIGHLIGHTS

- ±0.5 - 15 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 will break ground in 2025.

2024 DEMOGRAPHICS

| | 3 MILE | 5 MILES | 10 MILES |
|-----------------|----------|----------|----------|
| Population | 36,079 | 73,323 | 316,533 |
| Total Employees | 11,047 | 31,676 | 130,430 |
| Total HH Income | \$85,503 | \$96,057 | \$83,206 |

CONTACT:

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WELCOME TO THE REGION WE KNOW

OBERER REALTY SERVICES, LTD.

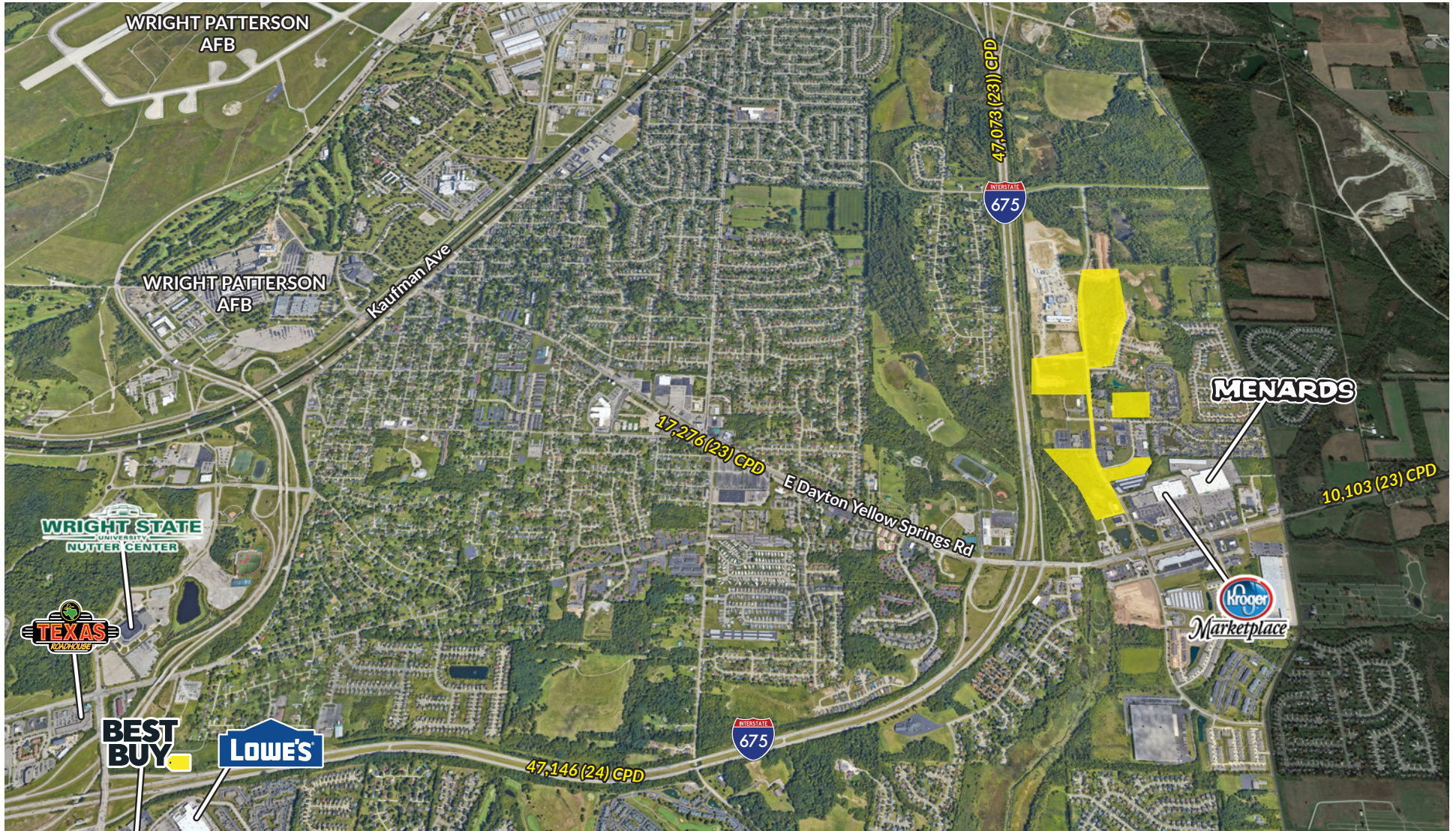
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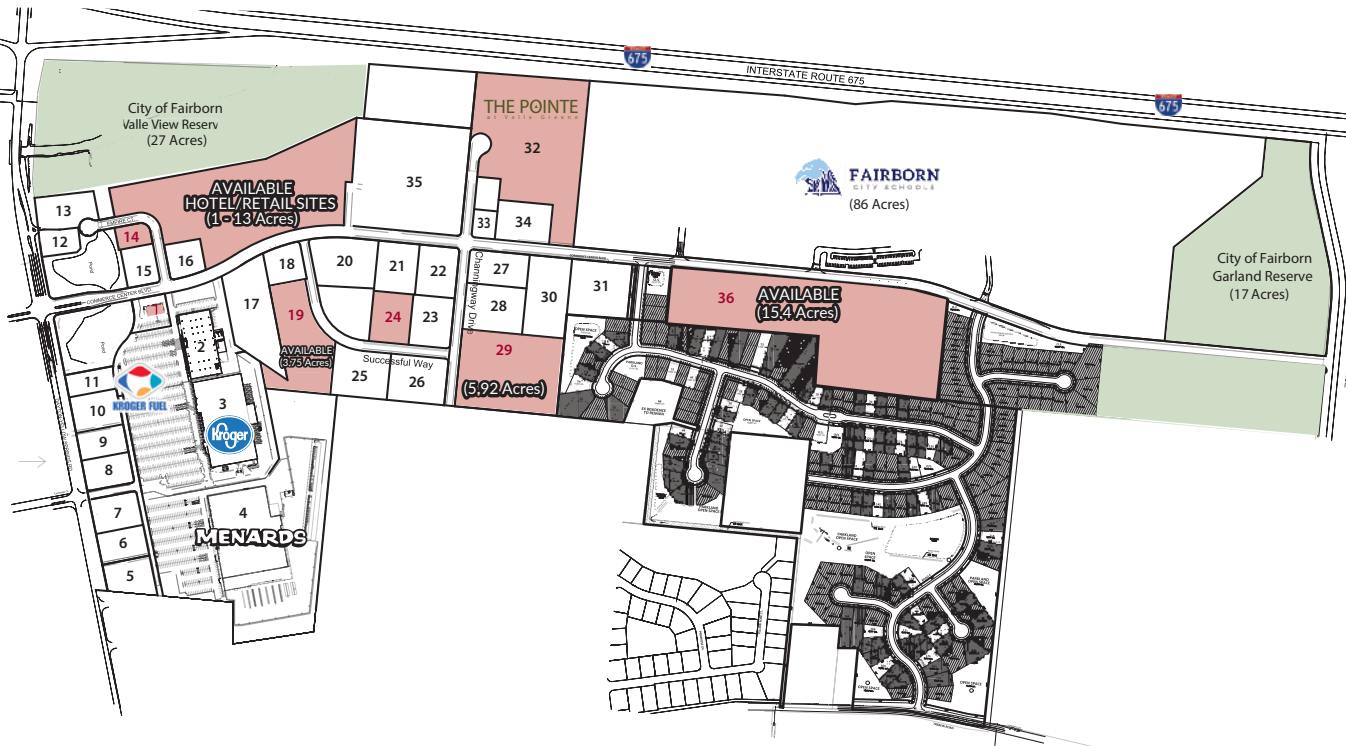


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SITE PLAN



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. AVAILABLE - 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. AVAILABLE - 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. AVAILABLE - 15.4 AC

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