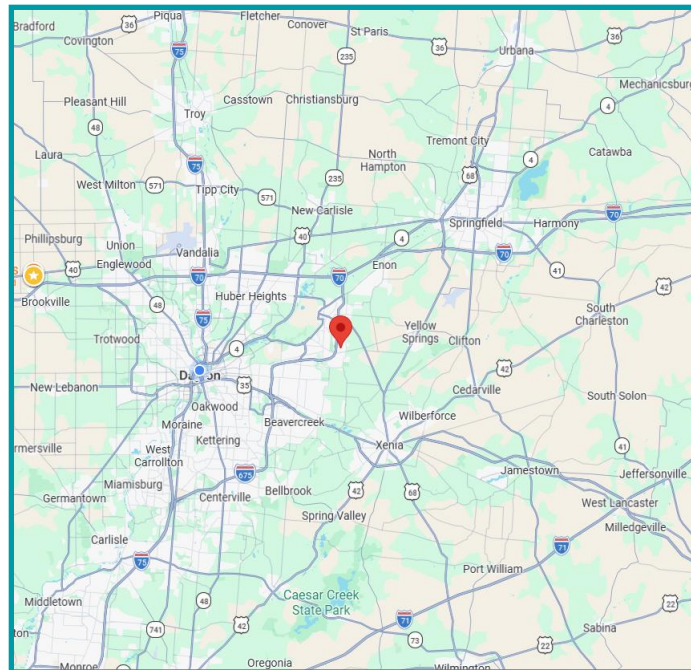




PROPERTY HIGHLIGHTS:

- **13,638 SF Turnkey Building – Former Hondros College**
- Built in 2004 on 2 acres with over 120 parking spaces
- Parcel #: A02-0002-0047-0-0017-00 – Greene County
- **Versatile Space** offering plenty of office areas and large open areas, great for cubicles or for large gatherings, events & banquets, conference rooms, nice breakroom, and restrooms. This building is packed with charm and functionality- inviting and ready to impress!
- **High Traffic Area with Easy Access:** Situated in Fairborn, right off I-675 Exit 20- Dayton Yellow Springs Road, in one of the most desirable corridors, close to all major retail, restaurants, hotels, professional medical offices, and light industrial users
- **Prime Location:** Strategically located with access from I-675, I-70 and US 35 between the rapidly growing communities of Beavercreek and Fairborn are just minutes from Wright-Patterson Air Force Base, Wright State University, and The Mall at Fairfield Commons
- **Roadside Signage** and multiple access points provide steady traffic flow and easy accessibility
- **For Sale: SUBSTANTIAL PRICE REDUCTION \$1,325,000 \$995,000** for building, land, all FF&E
- **For Lease:** \$14.00 + \$5.00NN

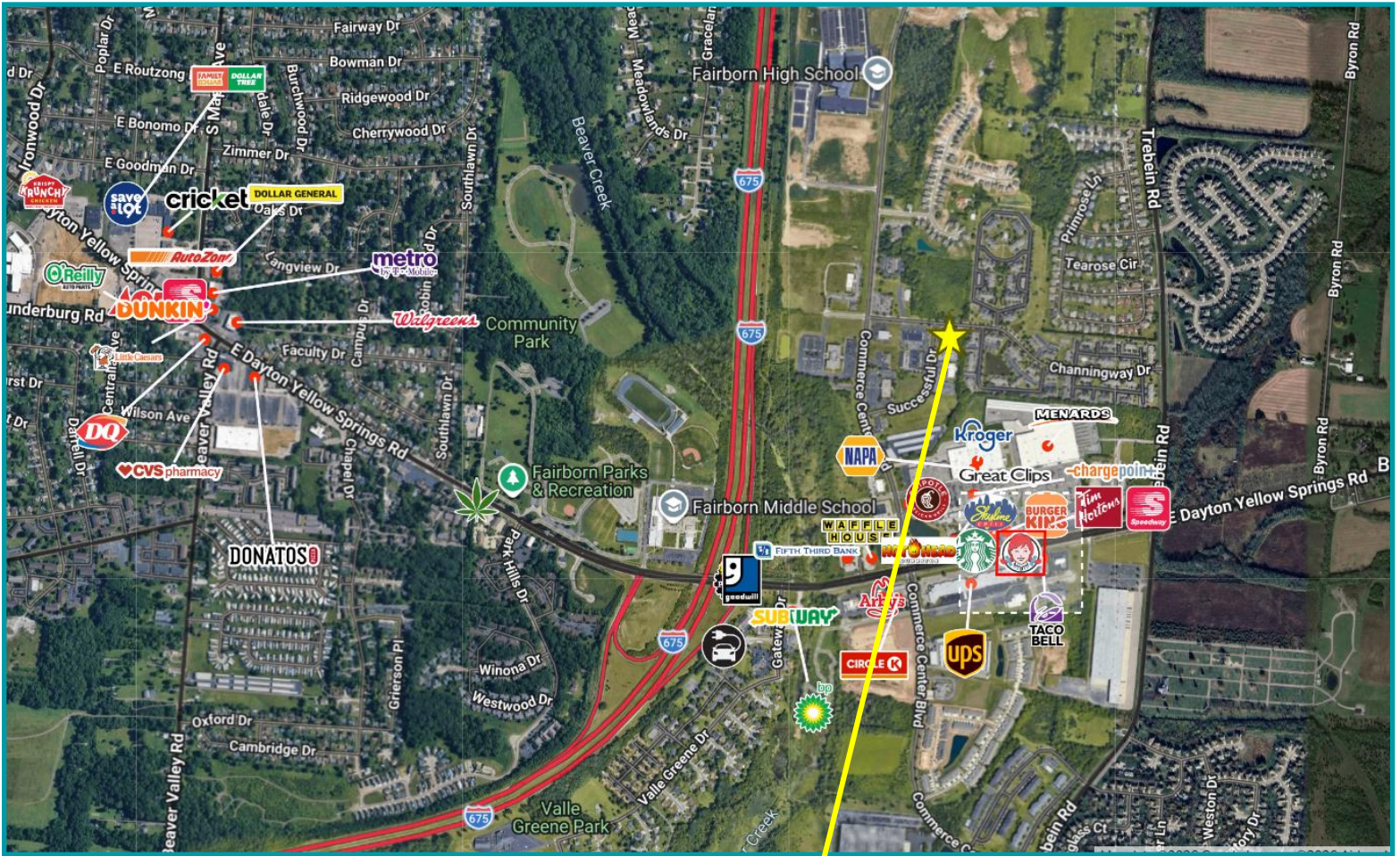


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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	3,767	38,621	69,377
Average HH Income	\$137,686	\$105,799	\$122,721
Daytime Employee Population	1,700	9,704	29,480





- Floorplan drawing; plenty of offices plus large open area with lots of windows for natural light! Conference rooms, bonus kitchen areas

