



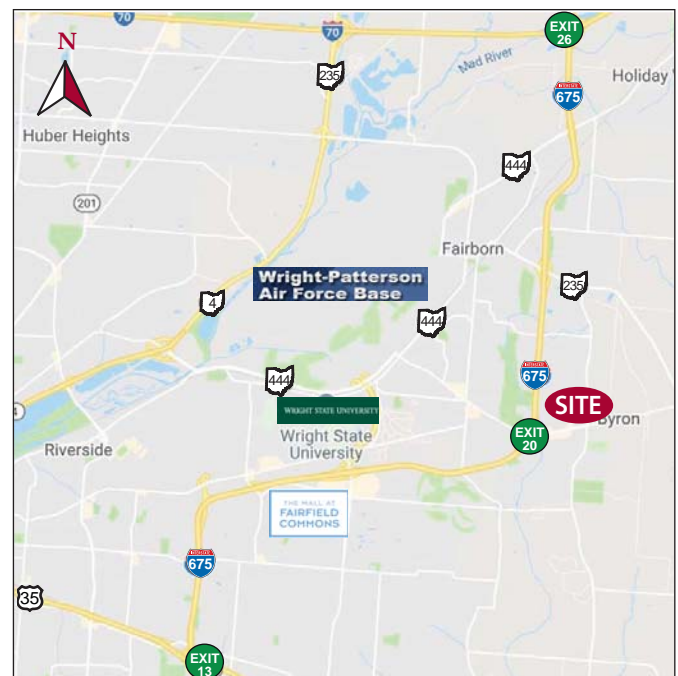
FLEX SPACE AT VALLE GREENE

E. Dayton Yellow Springs & I-675
Fairborn, OH 45324



The information submitted herein is not guaranteed. Although obtained from reliable sources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice.

- **10,000 - 50,000 SF NEW FLEX SPACE** available for lease within Valle Greene North, a 325-acre Kroger Marketplace & Menard's anchored mixed use development accommodating retail, restaurant, hotel, professional/ medical office, and light industrial users
- **IDEAL LOCATION JUST OFF I-675 AT DAYTON-YELLOW SPRINGS RD.** (Exit 20) just minutes from Wright-Patterson Air Force Base, Wright State University and The Mall at Fairfield Commons
- **STRATEGICALLY SITUATED WITH EXCELLENT ACCESS TO/FROM** I-675, I-70, Dayton International Airport (23 miles) and John Glenn Columbus International Airport (70 miles)
- **POTENTIAL PROPERTY TAX ABATEMENTS & INCOME TAX REBATES**



CHRIS CONLEY
937.531.5514
cconley@oberer.com

JOHN ORR
937.531.5515
jorr@oberer.com

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VALLE GREENE NORTH
INTERSTATE 675 & DAYTON YELLOW SPRINGS ROAD
 COUNTY OF GREENE, CITY OF FAIRBORN, OHIO

THIS CONCEPT PLAN WAS COMPLETED WITHOUT AN ALTA SURVEY.
 THE INFORMATION SHOWN ON THIS CONCEPT PLAN IS TO ILLUSTRATE GENERAL INTENT AND SHALL NOT BE CONSTRUED AS FINAL WITH REGARD TO ANY AND ALL IMPROVEMENTS SHOWN HEREON.

MARCH 16, 2020

CONCEPTUAL SITE PLAN

SCALE: 1" = 50'-0" (@ 24 x 36)

The information shown on this concept plan is to illustrate general intent and shall not be construed as final as final with regard to any and all improvements shown hereon.

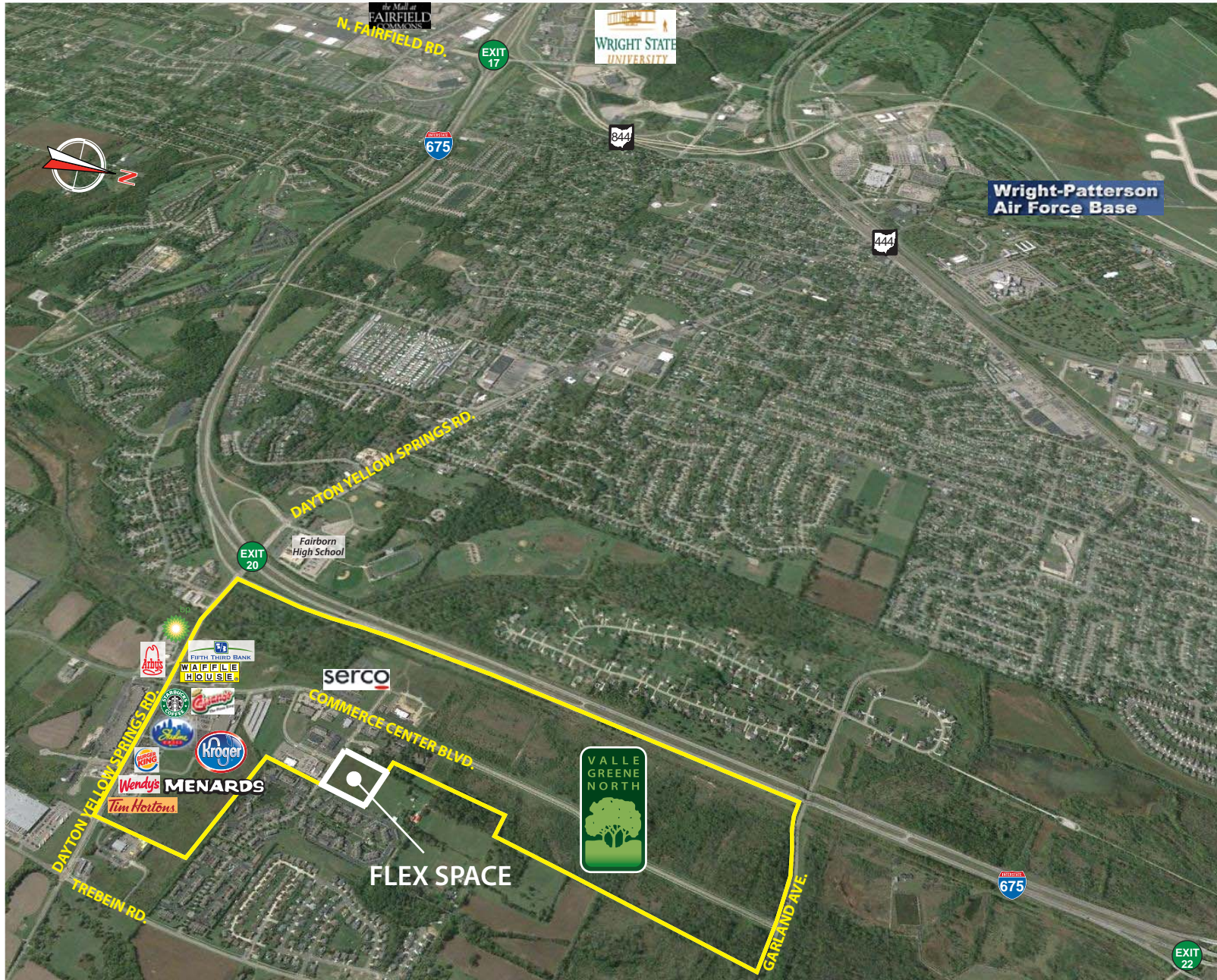


SITE PLAN



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|---|--|---|
| <ul style="list-style-type: none"> 1. Shoppes II at Valle Greene
<i>Available (3,500 SF)</i>
Tenants: Edward Jones, Pro Nails 2. Shoppes at Valle Greene
<i>Available (1,400 - 26,000 SF)</i>
Tenants: Goodwill (19,031 SF) 3. Kroger Marketplace (135,000 SF) 4. Grismer Tire (1.3 Acres) 5. Tim Hortons (1.1 Acres) 6. Wendy's (1.1 Acres) 7. Burger King (1.1 Acres) 8. Skyline Chill (1.0 Acre) 9. 1187 Retail Center (6,339 SF Fully Leased)
Tenants: Starbucks, H&R Block, Cassano's 10. Hot Head Burrito | <ul style="list-style-type: none"> 11. Rite Rug (1.0 Acre) 12. Waffle House (0.7 Acres) 13. Fifth Third Bank (1.4 Acres) 14. Store N Lock (3.3 Acres) 15. State Farm Insurance (1.0 Acre) 16. New Horizons Computer Learning Center (4.0 Acres) 17. Bautista Medical Building (1.5 Acres) 18. Brilligent Solutions (1.5 Acres) 19. Detmer & Sons (1.5 Acres) 20. Porter Property Development (1.5 Acres) | <ul style="list-style-type: none"> 21. Hondros College (2.0 Acres) 22. Hondros College (2.0 Acres) 23. Fairborn Vision (1.5 Acres) 24. Fairborn Chiropractic (2.1 Acres) 25. Valle Greene Professional (2.5 Acre) 26. Klein Office Building (4.1 Acres) 27. Serco (9.3 Acres) 28. <i>The Pointe - Mills/Oberer Office Condos (13.5 Acres)</i> |
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