

LEASE

Retail
6,895 SF

Former Advance Auto Parts
1205 N Fairfield Rd
Beavercreek, OH 45432



Property Type:	Retail
Property Use:	Vacant
Year Built:	2016
Max Continuous Area:	6,895
Listing ID:	6ERKPX
Style:	Retail - Free Standing
Building Size:	6,895 SF



Former Advance Auto Parts - 1205 N Fairfield Rd Beavercreek OH, 45432
United States

Online Profile <http://www.cbcworldwide.com/properties/profile/6ERKPX-Beavercreek-OH>

PROPERTY DESCRIPTION

Former Advance Auto Parts - available for sublease. New Build (2016 construction). Current lease expires in August 2031. High traffic retail corridor along N Fairfield Rd. Several retailers nearby - Kroger Marketplace, Wal-Mart Supercenter, Lowes, Target, HomeGoods, Kohl's, Bed Bath & Beyond, LA Fitness, Sam's Club, PetSmart, and more. Traffic Counts: 25,500 VPD N Fairfield Rd | 41,000 VPD Hwy 35

ADDITIONAL FEATURES

Lot Size:	1.77 AC
Parking Places:	31
Docks:	1
Age:	1-5 Years Old
Lot Size:	1-2 Acres

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