



**FOR LEASE** | 1920-1930 COMMERCE CENTER BLVD  
FAIRBORN, OH 45324

## Property Highlights

- 1,480 SF of Office Space Available - Suite 1930
- 2nd Generation Professional Office (Built for CPA Office)
- Excellent "Curb Appeal", Nicely Landscaped, and Well-Maintained
- Close to WPAFB, I-675, I-70, Wright State Univ. & Beavercreek/ Fairborn
- Abundant Private Paved and Striped Parking
- Fully Renovated in 2021
- Listed lease rate plus proportional share of utilities
- Office intensive layout
- Central Air and Heating
- Private Restrooms
- Natural Light

## Property Highlights - Continued

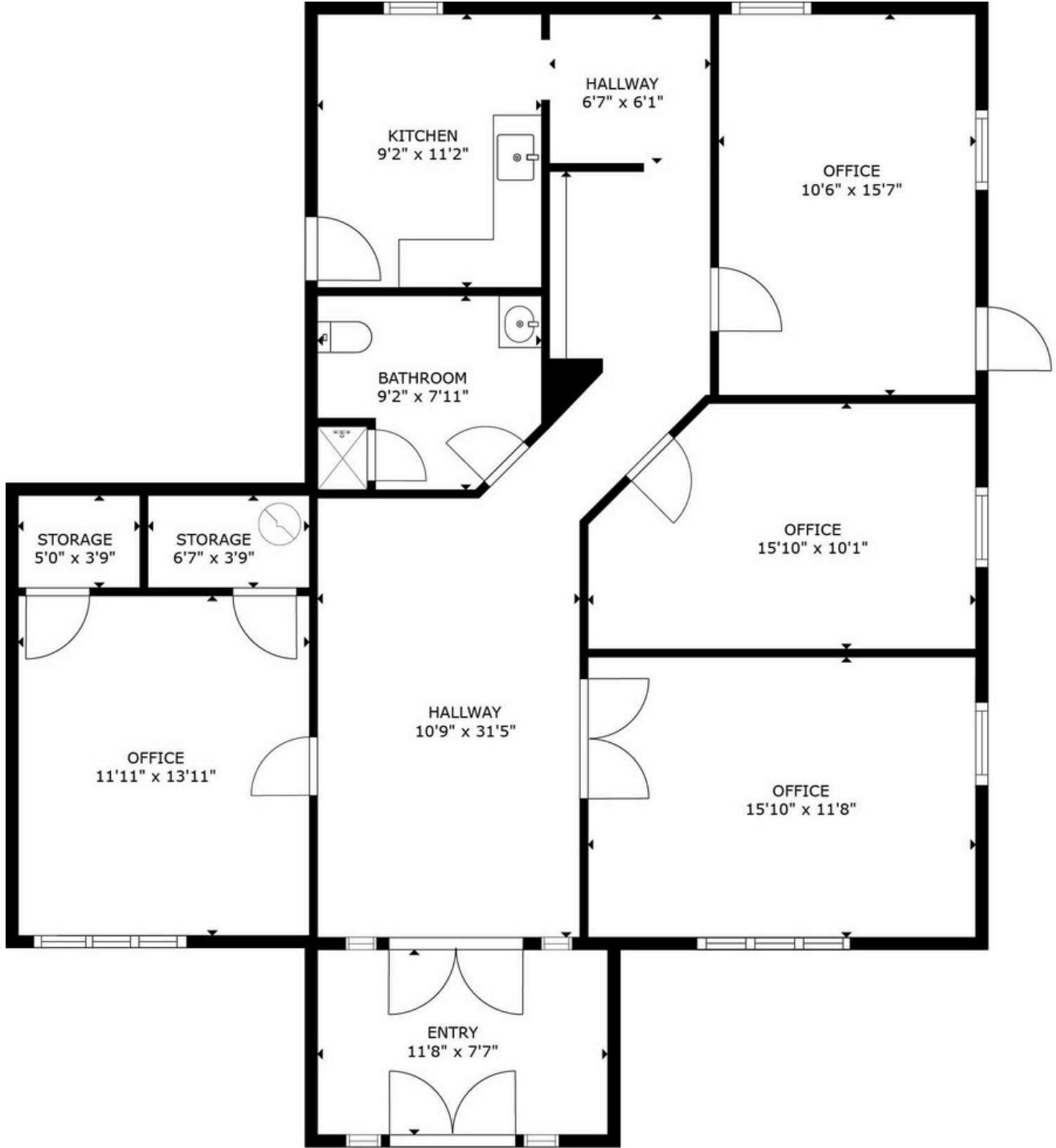
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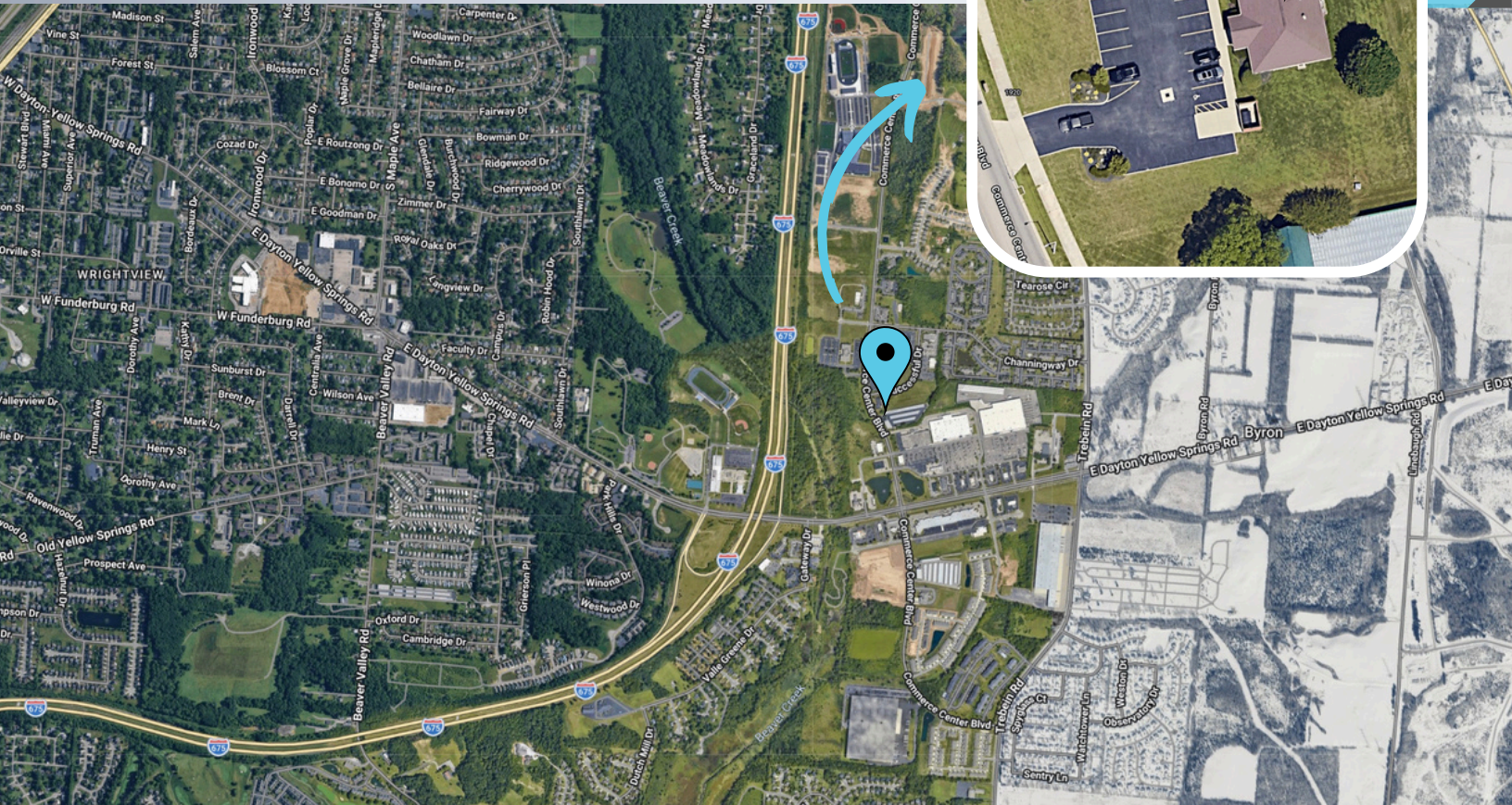
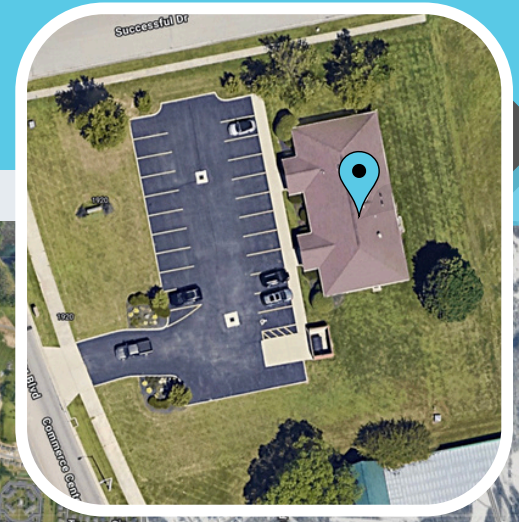
- Surrounded by Professional Office, Medical, Retail
- Excellent Landlord - Low Operating Expenses
- Fully Built-Out as Professional Services Office
- Fits 4-12 People
- Reception Area
- Corner Space
- Well-Maintained Masonry Building











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FAIRBORN, OH 45324 | LEASE**

<b>2025 DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
<b>POPULATION</b>	5,157	37,957	73,863
<b>HOUSEHOLDS</b>	2,408	16,656	31,026
<b>HH INCOME</b>	\$96,590	\$68,860	\$78,875



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The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein. If, after reviewing this package, you have no further interest in purchasing or leasing the Property at this time, please return all materials you received relating to the Property to the Broker as notice that you have no further interest in pursuing the Property.