

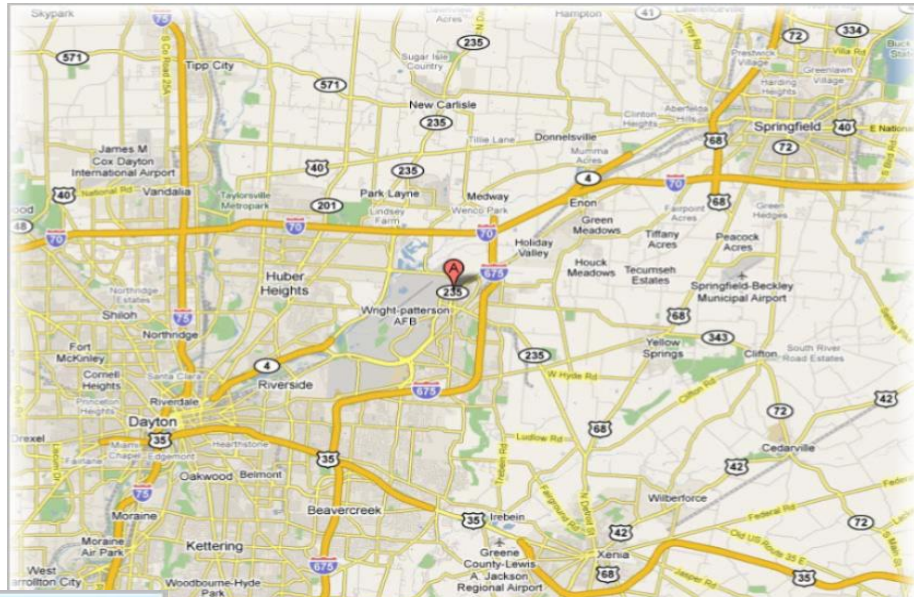
Retail / Restaurant for Lease

1002 N Broad St, Fairborn, OH

Free Standing Building for Lease

Former Rally's Restaurant

Year Built: 1993
Building Size: 1,140 SF
Lot Size: 0.327 Acres
14,258.80 SF
Asking Rent: \$3,000/per month
NNN
Loopnet ID: 16411734



Demographics for 5 Mile Radius

Total Daytime Population: 72,459
Average Household Income: \$62,435
Median Age: 32
ADT: 11,200



Florida Equities, LLC
Licensed Real Estate Broker, Brian W. Smith

6300 NE 1st Ave, Suite 300, Fort Lauderdale, FL 33334
800-339-3234 bws@triplenetcorner.com
www.TripleNetCorner.com

Population	1-mi.	3-mi.	5-mi.
2009 Male Population	2,741	12,561	33,155
2009 Female Population	3,007	13,269	34,725
% 2009 Male Population	47.69%	48.63%	48.84%
% 2009 Female Population	52.31%	51.37%	51.16%
2009 Total Adult Population	4,510	20,018	53,312
2009 Total Daytime Population	7,340	35,409	72,459
2009 Total Daytime Work Population	3,721	20,735	37,798
2009 Median Age Total Population	35	34	32
2009 Median Age Adult Population	42	42	40
2009 Age 0-5	397	1,913	4,675
2009 Age 6-13	501	2,511	6,329
2009 Age 14-17	340	1,387	3,564
2009 Age 18-20	264	1,194	5,631
2009 Age 21-24	476	2,142	5,995
2009 Age 25-29	444	2,021	5,030
2009 Age 30-34	351	1,601	4,233
2009 Age 35-39	437	1,772	4,532
2009 Age 40-44	429	1,844	4,739
2009 Age 45-49	366	1,747	4,533
2009 Age 50-54	370	1,608	4,223
2009 Age 55-59	286	1,361	3,575
2009 Age 60-64	259	1,242	3,066
2009 Age 65-69	200	1,101	2,572
2009 Age 70-74	215	925	2,013
2009 Age 75-79	204	758	1,609
2009 Age 80-84	130	440	950
2009 Age 85+	78	261	611
% 2009 Age 0-5	6.91%	7.41%	6.89%
% 2009 Age 6-13	8.72%	9.72%	9.32%
% 2009 Age 14-17	5.92%	5.37%	5.25%
% 2009 Age 18-20	4.59%	4.62%	8.30%
% 2009 Age 21-24	8.28%	8.29%	8.83%
% 2009 Age 25-29	7.73%	7.82%	7.41%
% 2009 Age 30-34	6.11%	6.20%	6.24%
% 2009 Age 35-39	7.60%	6.86%	6.68%
% 2009 Age 40-44	7.46%	7.14%	6.98%
% 2009 Age 45-49	6.37%	6.76%	6.68%
% 2009 Age 50-54	6.44%	6.23%	6.22%
% 2009 Age 55-59	4.98%	5.27%	5.27%
% 2009 Age 60-64	4.51%	4.81%	4.52%
% 2009 Age 65-69	3.48%	4.26%	3.79%
% 2009 Age 70-74	3.74%	3.58%	2.97%
% 2009 Age 75-79	3.55%	2.93%	2.37%
% 2009 Age 80-84	2.26%	1.70%	1.40%
% 2009 Age 85+	1.36%	1.01%	0.90%

2009 White Population	5,132	23,032	58,721
2009 Black Population	289	1,255	4,647
2009 Asian/Hawaiian/Pacific Islander	110	528	1,830
2009 American Indian/Alaska Native	23	108	234
2009 Other Population (Incl 2+ Races)	195	905	2,447
2009 Hispanic Population	116	682	1,911
2009 Non-Hispanic Population	5,632	25,148	65,969
% 2009 White Population	89.27%	89.17%	86.51%
% 2009 Black Population	5.03%	4.86%	6.85%
% 2009 Asian/Hawaiian/Pacific Islander	1.91%	2.04%	2.70%
% 2009 American Indian/Alaska Native	0.40%	0.42%	0.34%
% 2009 Other Population (Incl 2+ Races)	3.39%	3.50%	3.60%
% 2009 Hispanic Population	2.02%	2.64%	2.82%
% 2009 Non-Hispanic Population	97.98%	97.36%	97.18%
2000 Non-Hispanic White	5,178	23,579	55,943
2000 Non-Hispanic Black	254	1,048	3,525
2000 Non-Hispanic Amer Indian/Alaska Native	11	93	199
2000 Non-Hispanic Asian	82	325	1,354
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	4
2000 Non-Hispanic Some Other Race	22	25	114
2000 Non-Hispanic Two or More Races	128	639	1,562
% 2000 Non-Hispanic White	91.24%	91.71%	89.22%
% 2000 Non-Hispanic Black	4.48%	4.08%	5.62%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.19%	0.36%	0.32%
% 2000 Non-Hispanic Asian	1.44%	1.26%	2.16%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.01%
% 2000 Non-Hispanic Some Other Race	0.39%	0.10%	0.18%
% 2000 Non-Hispanic Two or More Races	2.26%	2.49%	2.49%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2009 Total Population	5,748	25,830	67,880
2009 Total Households	2,729	11,391	28,116
Population Change 1990-2009	-275	-2,105	6,200
Household Change 1990-2009	247	810	5,205
% Population Change 1990-2009	-4.57%	-7.54%	10.05%
% Household Change 1990-2009	9.95%	7.66%	22.72%
Population Change 2000-2009	-44	-420	3,994
Household Change 2000-2009	185	704	3,330
% Population Change 2000-2009	-0.76%	-1.60%	6.25%
% Households Change 2000-2009	7.27%	6.59%	13.44%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	2,718	11,297	26,258
2000 Occupied Housing Units	2,544	10,677	24,791
2000 Owner Occupied Housing Units	1,381	6,289	15,127
2000 Renter Occupied Housing Units	1,163	4,388	9,663
2000 Vacant Housing Units	174	620	1,467
% 2000 Occupied Housing Units	93.60%	94.51%	94.41%
% 2000 Owner Occupied Housing Units	50.81%	55.67%	57.61%
% 2000 Renter Occupied Housing Units	42.79%	38.84%	36.80%
% 2000 Vacant Housing Units	6.40%	5.49%	5.59%

Income	1-mi.	3-mi.	5-mi.
2009 Median Household Income	\$38,945	\$41,604	\$43,928
2009 Per Capita Income	\$26,741	\$26,638	\$25,861
2009 Average Household Income	\$56,324	\$60,403	\$62,435
2009 Household Income < \$10,000	230	682	1,618
2009 Household Income \$10,000-\$14,999	192	663	1,490
2009 Household Income \$15,000-\$19,999	243	747	1,616
2009 Household Income \$20,000-\$24,999	172	693	1,713
2009 Household Income \$25,000-\$29,999	188	803	1,747
2009 Household Income \$30,000-\$34,999	178	938	2,087
2009 Household Income \$35,000-\$39,999	204	906	2,204
2009 Household Income \$40,000-\$44,999	182	821	2,013
2009 Household Income \$45,000-\$49,999	161	670	1,744
2009 Household Income \$50,000-\$59,999	210	1,003	2,790
2009 Household Income \$60,000-\$74,999	413	1,532	4,049
2009 Household Income \$75,000-\$99,999	225	1,304	3,785
2009 Household Income \$100,000-\$124,999	75	372	736
2009 Household Income \$125,000-\$149,999	22	175	347
2009 Household Income \$150,000-\$199,999	20	61	131
2009 Household Income \$200,000-\$249,999	7	9	13
2009 Household Income \$250,000-\$499,999	6	12	31
2009 Household Income \$500,000+	n/a	n/a	n/a
2009 Household Income \$200,000+	13	21	43
% 2009 Household Income < \$10,000	8.43%	5.99%	5.76%
% 2009 Household Income \$10,000-\$14,999	7.04%	5.82%	5.30%
% 2009 Household Income \$15,000-\$19,999	8.91%	6.56%	5.75%
% 2009 Household Income \$20,000-\$24,999	6.30%	6.08%	6.09%
% 2009 Household Income \$25,000-\$29,999	6.89%	7.05%	6.21%
% 2009 Household Income \$30,000-\$34,999	6.52%	8.23%	7.42%
% 2009 Household Income \$35,000-\$39,999	7.48%	7.95%	7.84%
% 2009 Household Income \$40,000-\$44,999	6.67%	7.21%	7.16%
% 2009 Household Income \$45,000-\$49,999	5.90%	5.88%	6.20%
% 2009 Household Income \$50,000-\$59,999	7.70%	8.81%	9.92%
% 2009 Household Income \$60,000-\$74,999	15.14%	13.45%	14.40%
% 2009 Household Income \$75,000-\$99,999	8.25%	11.45%	13.46%
% 2009 Household Income \$100,000-\$124,999	2.75%	3.27%	2.62%
% 2009 Household Income \$125,000-\$149,999	0.81%	1.54%	1.23%
% 2009 Household Income \$150,000-\$199,999	0.73%	0.54%	0.47%
% 2009 Household Income \$200,000-\$249,999	0.26%	0.08%	0.05%
% 2009 Household Income \$250,000-\$499,999	0.22%	0.11%	0.11%
% 2009 Household Income \$500,000+	0.00%	0.00%	0.00%
% 2009 Household Income \$200,000+	0.48%	0.18%	0.15%

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2009 Children/Infants Clothing Stores	\$906,301	\$3,959,771	\$9,892,996
2009 Jewelry Stores	\$676,981	\$2,981,411	\$7,462,226
2009 Mens Clothing Stores	\$1,471,295	\$6,065,883	\$14,799,858
2009 Shoe Stores	\$1,338,673	\$5,551,730	\$13,648,387
2009 Womens Clothing Stores	\$2,776,053	\$10,973,063	\$26,485,605
2009 Automobile Dealers	\$16,225,898	\$70,826,745	\$182,739,297
2009 Automotive Parts/Acc/Repair Stores	\$2,088,869	\$8,869,529	\$22,223,612
2009 Other Motor Vehicle Dealers	\$651,511	\$2,712,506	\$6,674,468
2009 Tire Dealers	\$549,675	\$2,386,068	\$6,013,584
2009 Hardware Stores	\$210,407	\$1,025,032	\$2,709,128
2009 Home Centers	\$1,821,976	\$7,282,638	\$18,385,838
2009 Nursery/Garden Centers	\$552,961	\$2,470,306	\$6,307,458
2009 Outdoor Power Equipment Stores	\$183,415	\$832,292	\$2,299,465
2009 Paint/Wallpaper Stores	\$69,346	\$280,465	\$719,561
2009 Appliance/TV/Other Electronics Stores	\$1,643,280	\$6,909,061	\$16,941,729
2009 Camera/Photographic Supplies Stores	\$268,444	\$1,123,751	\$2,804,556
2009 Computer/Software Stores	\$852,315	\$3,463,889	\$8,599,596
2009 Beer/Wine/Liquor Stores	\$997,132	\$4,292,938	\$10,667,179
2009 Convenience/Specialty Food Stores	\$2,468,438	\$8,531,046	\$20,679,914
2009 Restaurant Expenditures	\$10,647,930	\$40,120,203	\$97,855,140
2009 Supermarkets/Other Grocery excl Conv	\$11,718,096	\$48,947,221	\$122,368,250
2009 Furniture Stores	\$1,663,176	\$7,025,056	\$17,550,302
2009 Home Furnishings Stores	\$1,053,710	\$4,473,547	\$10,964,165
2009 Gen Merch/Appliance/Furniture Stores	\$15,057,662	\$62,757,736	\$155,455,321
2009 Gasoline Stations w/ Convenience Stores	\$10,680,505	\$40,832,362	\$97,575,568
2009 Other Gasoline Stations	\$8,212,067	\$32,301,315	\$76,895,652
2009 Department Stores excl Leased Depts	\$16,700,943	\$69,666,798	\$172,397,056
2009 General Merchandise Stores	\$13,394,489	\$55,732,680	\$137,905,020
2009 Other Health/Personal Care Stores	\$1,075,812	\$4,586,338	\$11,703,777
2009 Pharmacies/Drug Stores	\$5,660,654	\$23,608,336	\$59,041,523
2009 Pet/Pet Supplies Stores	\$855,505	\$3,442,420	\$8,501,996
2009 Book/Periodical/Music Stores	\$444,238	\$1,423,720	\$2,907,387
2009 Hobby/Toy/Game Stores	\$318,914	\$1,275,353	\$3,638,662
2009 Musical Instrument/Supplies Stores	\$147,614	\$635,361	\$1,611,609
2009 Sewing/Needlework/Piece Goods Stores	\$66,265	\$235,335	\$527,053
2009 Sporting Goods Stores	\$857,850	\$3,808,858	\$8,831,263
2009 Video Tape Stores - Retail	\$134,040	\$567,241	\$1,414,367