



Retail Property For Lease



Fairfield Plaza

1283 N Fairfield Rd, Beavercreek, OH 45432

Property Description

This is a well located 34,000 square foot neighborhood shopping center at the SW corner of N. Fairfield Road and Dayton Xenia Road and directly across from a Kroger Marketplace. The center has a great number of small shop spaces with several well known, local and regional businesses. It offers great visibility and access as well as a large pylon sign. With easy access from both US-35 and I-675, customers will frequently be driving by.

Property Highlights

- Traffic counts of 21,000 VPD+ on N Fairfield Road
- 5,400 SF former Gym space now available!
- 4,000 SF former medical office space available
- Newly renovated pylon sign!
- Across from a Kroger Marketplace
- Excellent visibility and easy access to both US 35 and I-675



Building Summary

Building Size:	34,100 SF
Available SF:	1,504 - 5,434 SF
Lease Rate:	Negotiable
Operating Expenses:	\$5.58/SF



Available Spaces

Fairfield Plaza

1283 N Fairfield Rd, Beavercreek, OH 45432



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1259A	Asian King	1,600 SF	1265	Available	5,434 SF	1277	Military Toy Store	2,000 SF
1259B	VO1 Nails	1,200 SF	1269	CryoMassage	1,175 SF	1279	elé Cake Company	3,260 SF
1259	Subway	1,200 SF	1273B	Available	1,504 SF	1283	Hair Force	1,190 SF
Office Space	Available	4,000 SF	1273	Mariner Finance	1,504 SF	1285	Quality Dry Cleaners	715 SF
1261A	Beavercreek Jewelry	2,200 SF	1275	Doggie Styles Spa	1,504 SF	1287	Prestige Locksmith	670 SF
1261	Club27 Simulators	1,700 SF	1271A	Military Toy Store	1,034 SF	1291	Dane Harding Insu...	975 SF
1263	MTS Aviation Dist...	1,142 SF						

Tim Maly
614.358.2089
tmaly@goblackgate.com

BlackGate

The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Additional Photos

Fairfield Plaza

1283 N Fairfield Rd, Beavercreek, OH 45432



Tim Maly
614.358.2089
tmaly@goblackgate.com

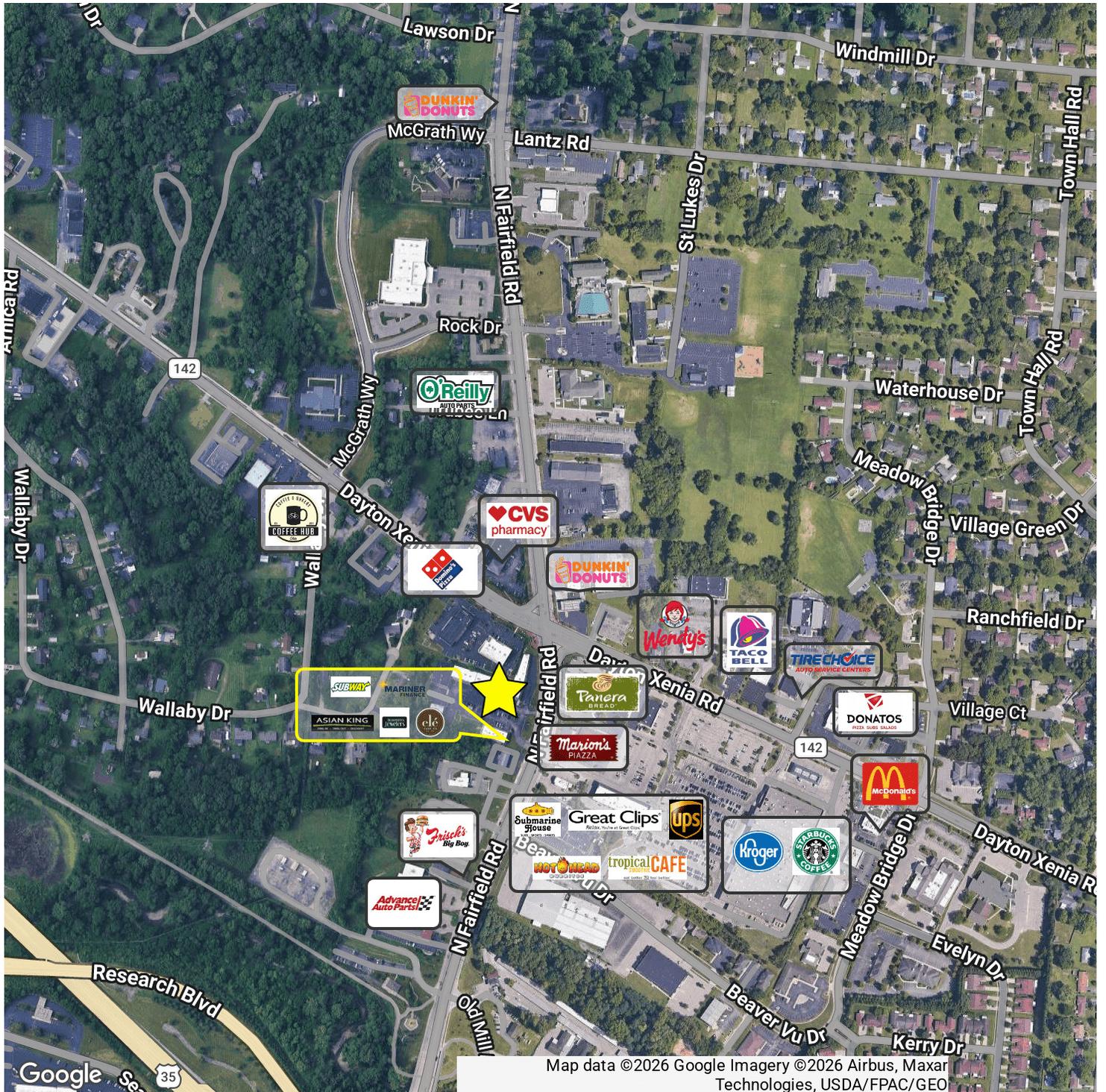
 BlackGate

The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Retailer Map

Fairfield Plaza

1283 N Fairfield Rd, Beavercreek, OH 45432



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

Tim Maly
614.358.2089
tmaly@goblackgate.com

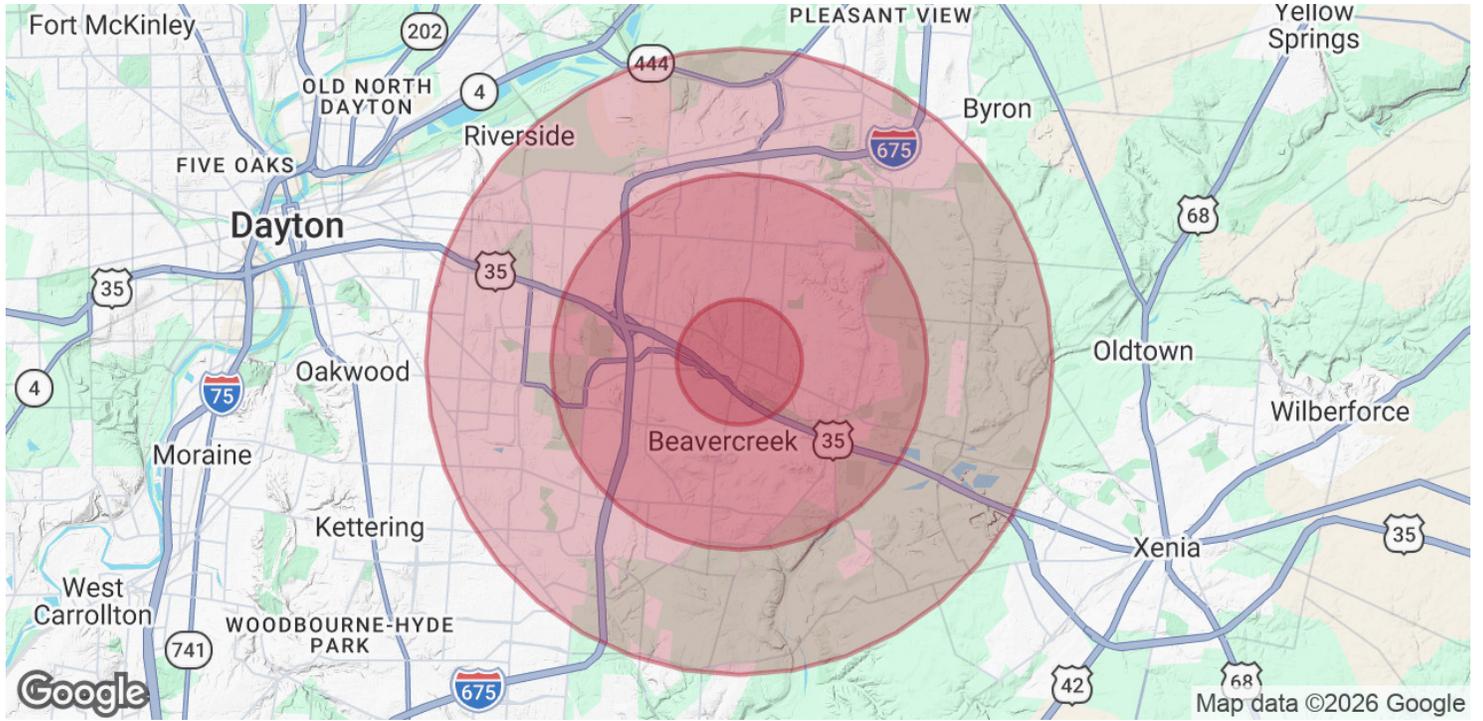


The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Demographics Map & Report

Fairfield Plaza

1283 N Fairfield Rd, Beavercreek, OH 45432



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,679	41,688	132,408
Average Age	44.8	44.4	39.3
Average Age (Male)	44.5	42.5	37.9
Average Age (Female)	45.7	45.7	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,855	17,157	59,742
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$97,125	\$108,442	\$77,251
Average House Value	\$183,038	\$216,526	\$147,137

2020 American Community Survey (ACS)