

FOR LEASE

5966 Boymel Drive, Unit 1A, Fairfield, OH 45014

NAIBergman

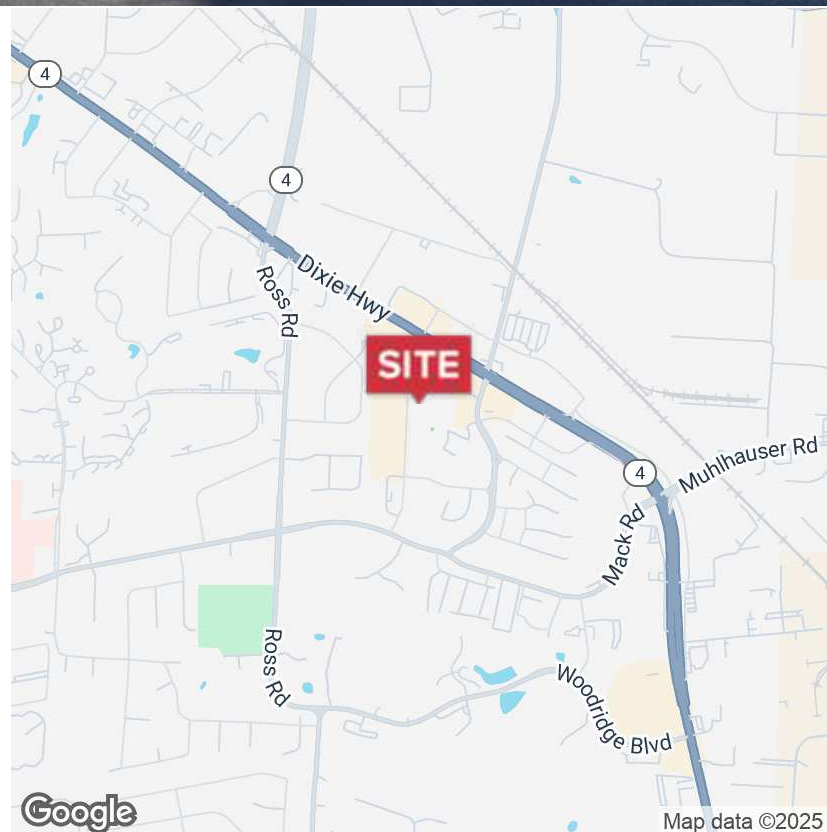


Office / Medical | 1,108 SF

- Prime Fairfield Location with Excellent Visibility
- High Traffic Counts From Dixie Highway (32,000 CPD)
- Ideal for a General Office or Medical User
- Fully ADA Compliant Access & Bathroom
- Direct Access to I-275, I-75 and By-Pass 4
- In Proximity of West Chester, Liberty, and Hamilton
- Ultra-Flexible Floor Plan (See Below)
- Asking Rate: \$10.00 / SF + \$4.47 NNN

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	8,202	\$78,562
3 MILES	59,717	\$94,589
5 MILES	153,135	\$105,910



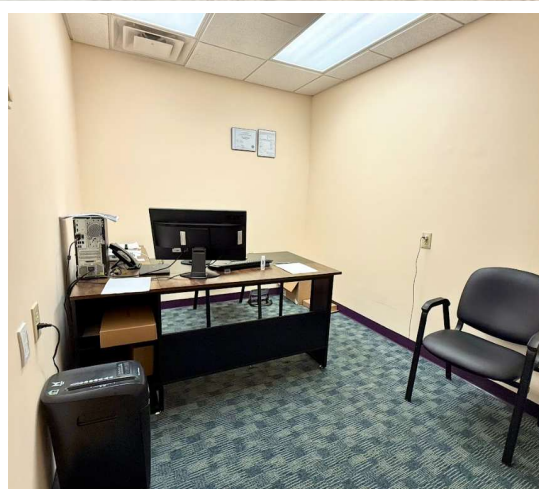
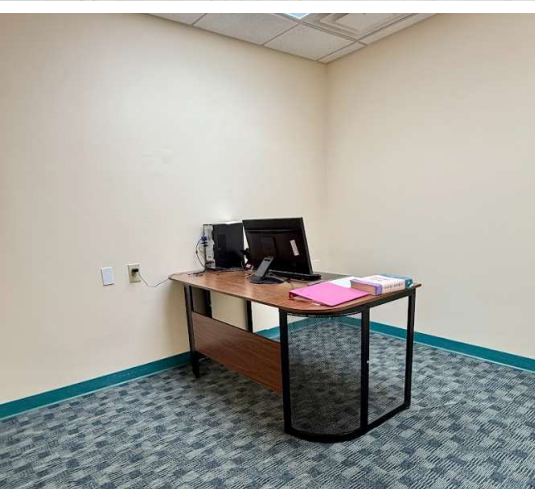
✉ **Hayden Batchelor**
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✉ **Emmanuel Pastoriza**
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📍 **4695 Lake Forest Drive**
Cincinnati, OH 45242
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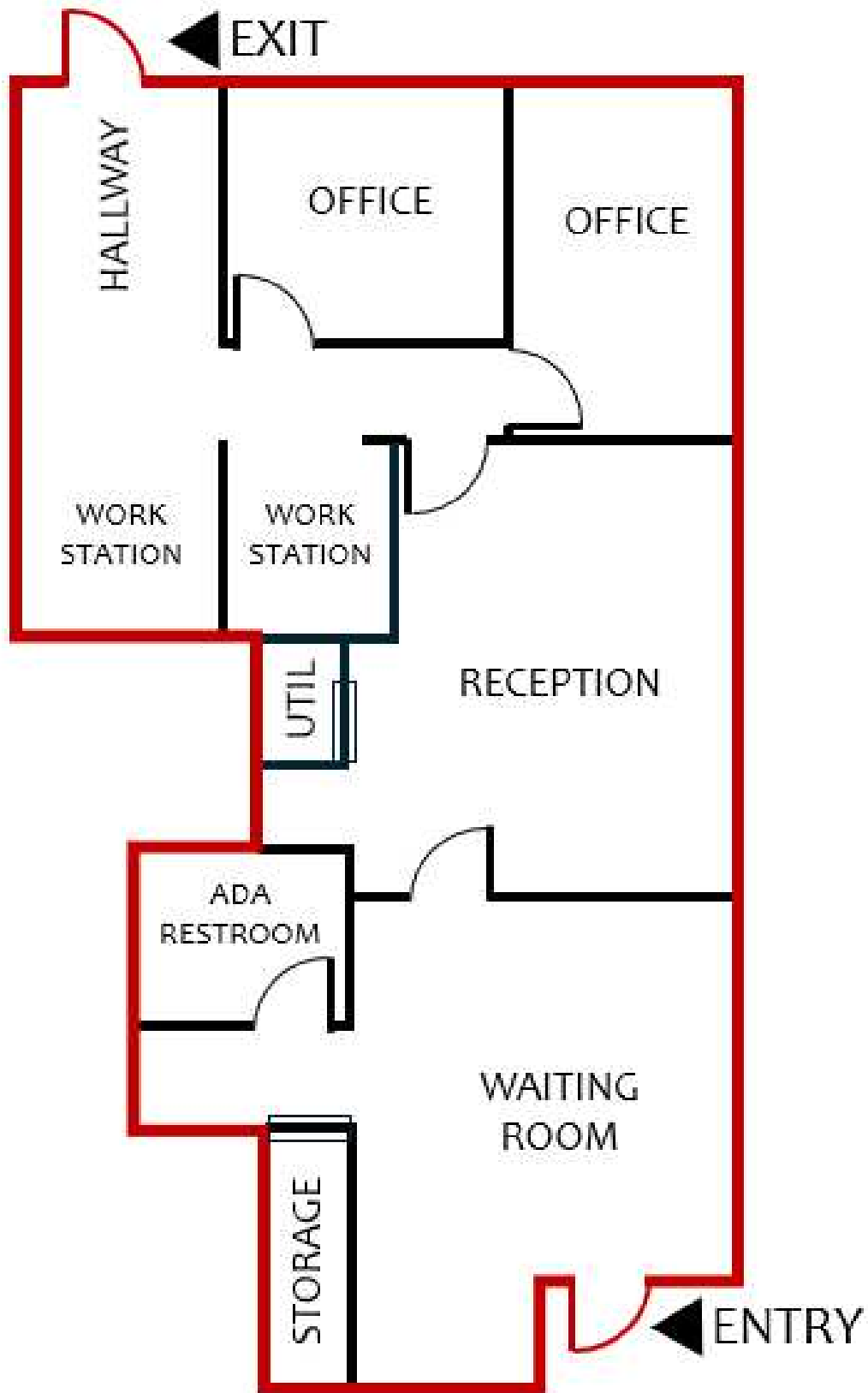
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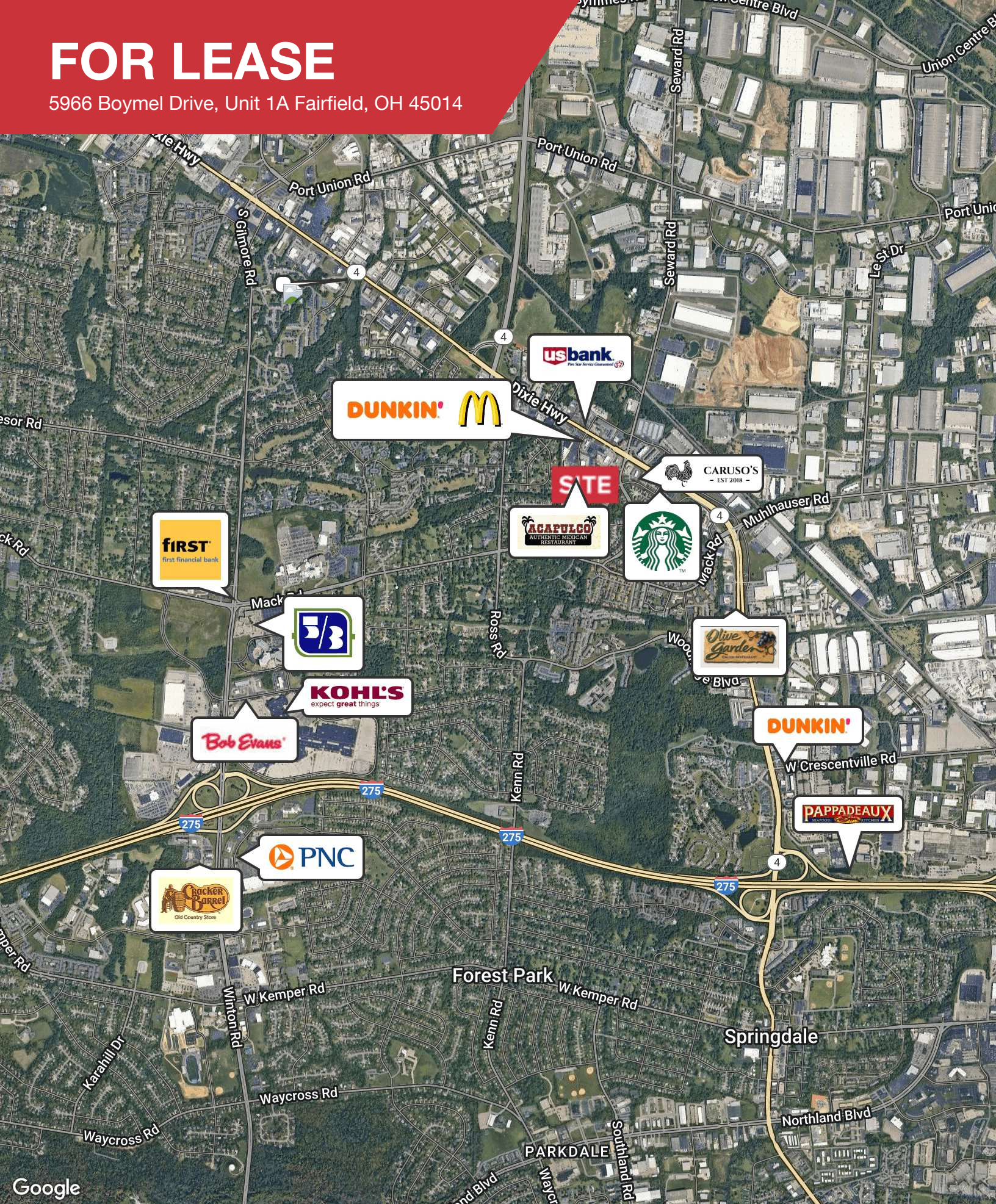
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Lat/Lon: 39.317/-84.4983

5966 Boymel Dr			1 mi radius		3 mi radius		5 mi radius	
Fairfield, OH 45014								
Population								
Estimated Population (2023)			8,202		59,717		153,135	
Projected Population (2028)			8,262		59,818		154,034	
Census Population (2020)			8,241		60,173		153,141	
Census Population (2010)			8,014		57,494		146,064	
Estimated Annual Growth (2020 to 2023)			-39	-0.2%	-456	-0.3%	-6	-
Historical Annual Growth (2010 to 2020)			227	0.3%	2,679	0.5%	7,078	0.5%
Population in Group Qtrs (2023)			334	4.1%	773	1.3%	1,697	1.1%
Median Age (2023)			35.7		36.4		37.6	
Households								
Estimated Households (2023)			3,713		24,273		60,801	
Projected Households (2028)			3,765		24,238		61,065	
Census Households (2020)			3,685		24,140		60,026	
Census Households (2010)			3,676		23,356		57,178	
Estimated Annual Growth (2020 to 2023)			28	0.3%	133	0.2%	775	0.4%
Historical Annual Growth (2010 to 2020)			9	-	784	0.3%	2,848	0.5%
Family Households (2023)			1,927	51.9%	15,174	62.5%	40,813	67.1%
Average Household Size (2023)			2.12		2.43		2.49	
Age (2023)								
Age Under 5 Years			536	6.5%	4,101	6.9%	9,751	6.4%
Age 5 to 9 Years			481	5.9%	4,042	6.8%	10,279	6.7%
Age 10 to 14 Years			475	5.8%	4,100	6.9%	10,822	7.1%
Age 15 to 19 Years			427	5.2%	3,703	6.2%	9,997	6.5%
Age 20 to 24 Years			710	8.7%	4,025	6.7%	9,244	6.0%
Age 25 to 34 Years			1,367	16.7%	8,894	14.9%	20,810	13.6%
Age 35 to 44 Years			1,017	12.4%	7,502	12.6%	19,550	12.8%
Age 45 to 54 Years			891	10.9%	6,348	10.6%	18,123	11.8%
Age 55 to 64 Years			999	12.2%	7,363	12.3%	20,252	13.2%
Age 65 to 74 Years			771	9.4%	6,003	10.1%	15,248	10.0%
Age 75 to 84 Years			327	4.0%	2,536	4.2%	6,493	4.2%
Age 85 Years or More			202	2.5%	1,098	1.8%	2,566	1.7%
Occupation (2010)								
White Collar			2,465	61.8%	18,028	60.3%	46,925	61.8%
Blue Collar			1,521	38.2%	11,870	39.7%	29,038	38.2%
Income (2023)								
Estimated Per Capita Income			\$35,911		\$38,550		\$42,136	
Estimated Median Household Income			\$61,889		\$69,086		\$79,290	
Estimated Average Household Income			\$78,562		\$94,589		\$105,910	
Estimated Average Family Income			\$95,414		\$105,485		\$119,521	
Household Income \$200,000 or More			179	4.8%	1,535	6.3%	6,064	10.0%
Household Income \$150,000 to \$199,999			271	7.3%	1,741	7.2%	4,953	8.1%
Household Income \$100,000 to \$149,999			623	16.8%	4,312	17.8%	10,279	16.9%
Household Income \$75,000 to \$99,999			376	10.1%	3,065	12.6%	8,087	13.3%
Household Income \$50,000 to \$74,999			825	22.2%	4,546	18.7%	10,783	17.7%
Household Income \$35,000 to \$49,999			492	13.3%	3,073	12.7%	6,807	11.2%
Household Income \$25,000 to \$34,999			369	9.9%	2,410	9.9%	5,034	8.3%
Household Income \$15,000 to \$24,999			240	6.5%	1,705	7.0%	3,969	6.5%
Household Income \$10,000 to \$14,999			338	9.1%	1,887	7.8%	4,827	7.9%

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