

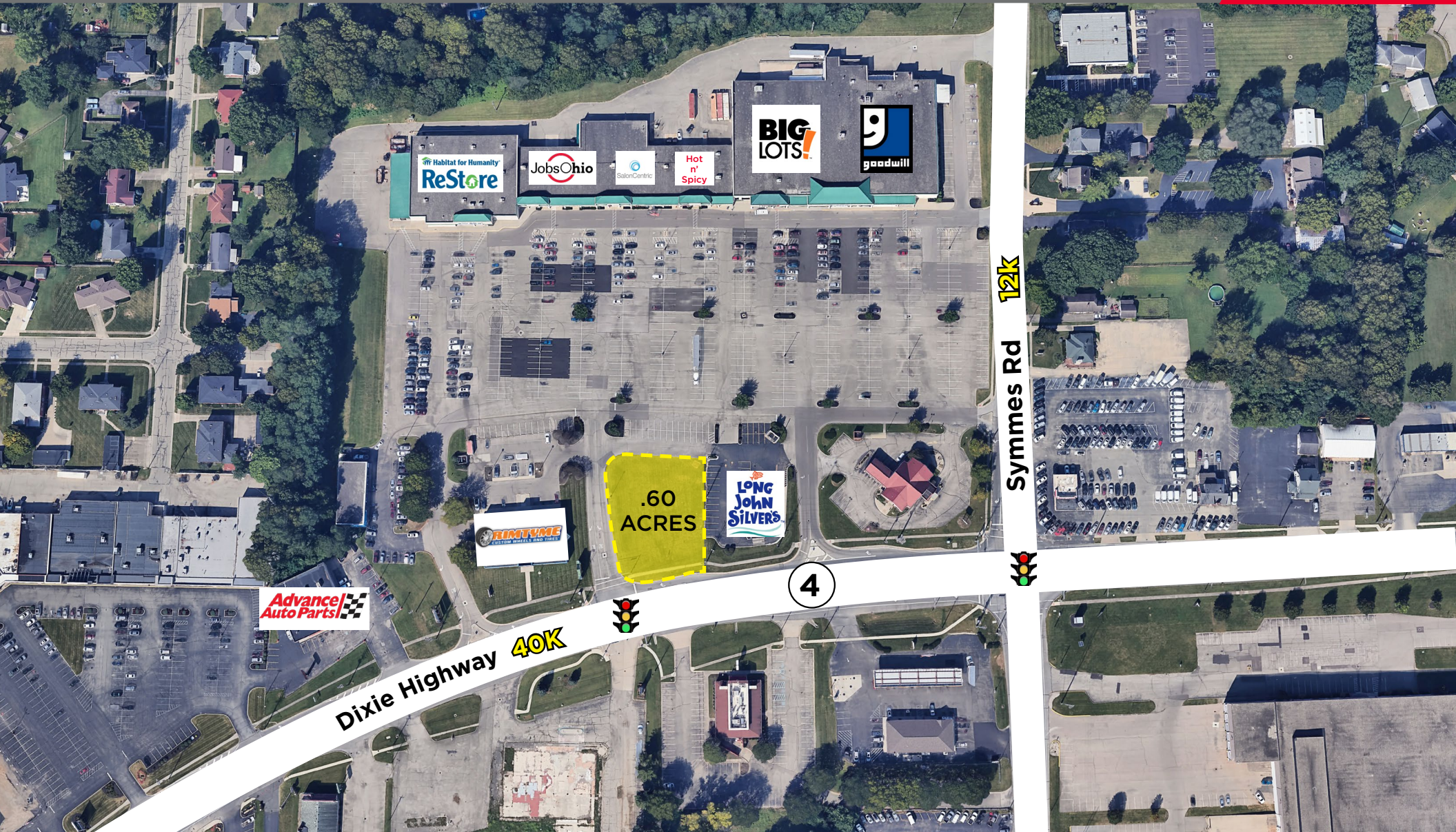
FAIRFIELD CROSSING OUTLOT

4605 DIXIE HIGHWAY (ROUTE 4), FAIRFIELD, OH



FOR SALE OR GROUND LEASE / Retail Outparcel

WE ARE
THE CENTER
OF RETAIL



FAIRFIELD CROSSING OUTLOT

4605 DIXIE HIGHWAY (ROUTE 4), FAIRFIELD, OH

RETAIL LAND

.60 Acres

GROUND LEASE

\$49,500.00

SALE

\$350,000.00

NEIGHBORING TENANTS

Habitat for Humanity Restore, Ohio Means Jobs, Big Lots, Goodwill, Dollar Tree, Scooter's Coffee, Long John Silvers, Wendy's, McDonald's and more.

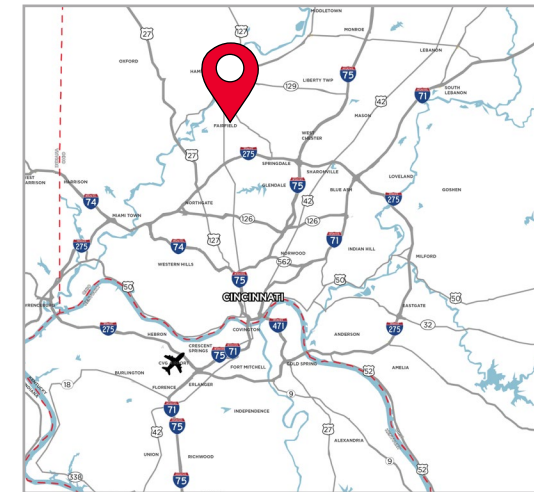
COMMENTS

- .60 acre pad site available with frontage on Dixie Highway (Route 4) with cross-over parking access
- Great access into center, with 6 multiple entrances from Route 4 and Symmes Road
- Located in the dense and stable Fairfield market
- Great day population and traffic counts of 40,000 vehicles per day

NEIGHBORHOOD DEMOGRAPHICS



1 Mile	7,194	\$97,281	5,170
3 Miles	62,629	\$97,662	41,246
5 Miles	156,865	\$103,463	109,664



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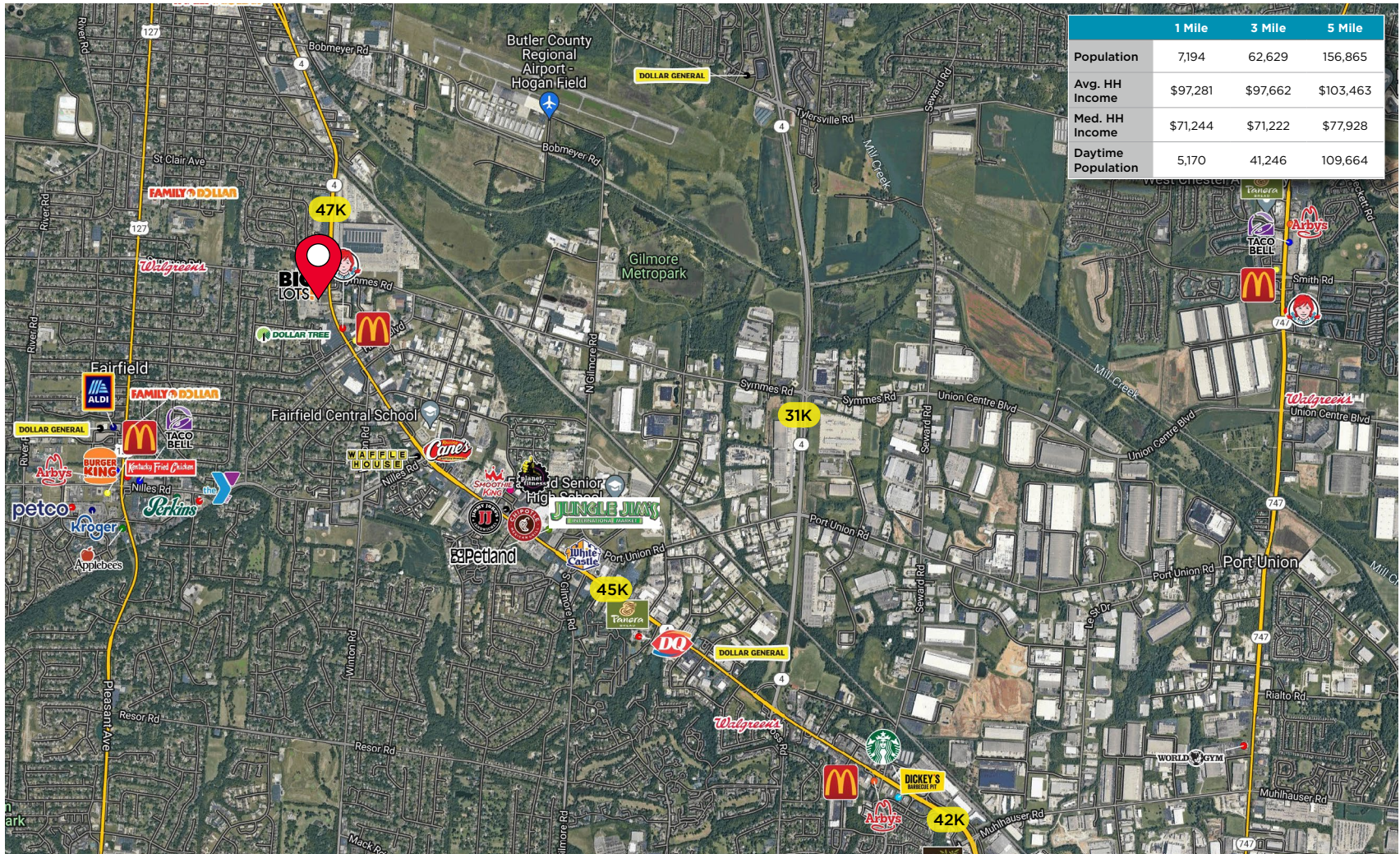


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