

REDUCED PRICE!

DEVELOPMENT/INVESTMENT OPPORTUNITY

4930 DIXIE HIGHWAY

Fairfield, OH 45014

ASKING PRICE: \$950,000

PROPERTY HIGHLIGHTS

- 5,525 SF Building on 0.47 acres on Dixie Highway
- Full access, easy ingress/egress and ±30 parking spaces
- 2-curb cuts on Dixie Hwy & Donald
- Pylon and on-building signs available
- [Zoned C-3](#) Broad range of uses, including medical, auto service, retail, QSR or drive-thru. Auto Sales excluded.
- Population within a 3-mile radius: 63,122
- Traffic counts along Dixie Hwy: 32,617 VPD



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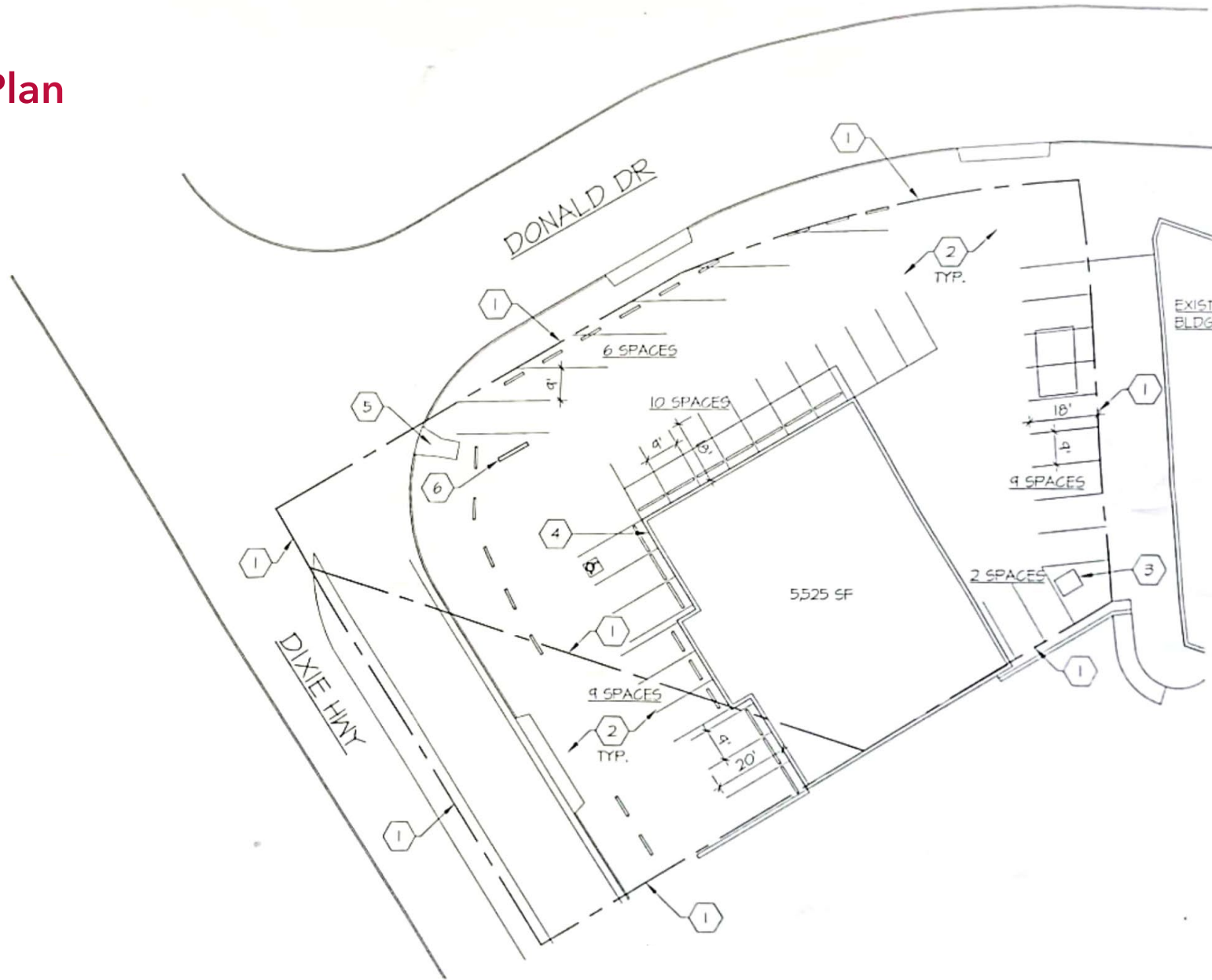
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Interior Pictures

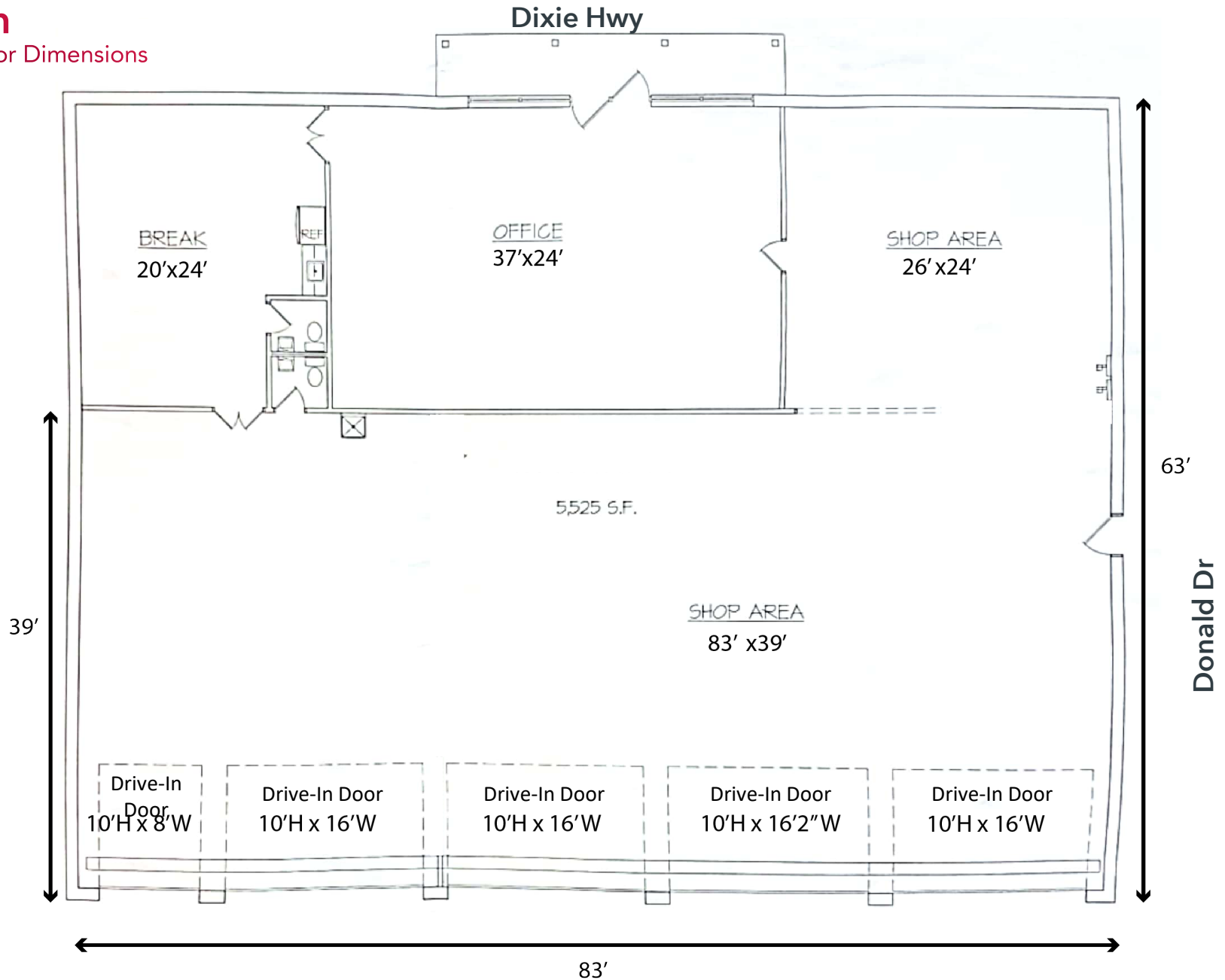


Site Plan

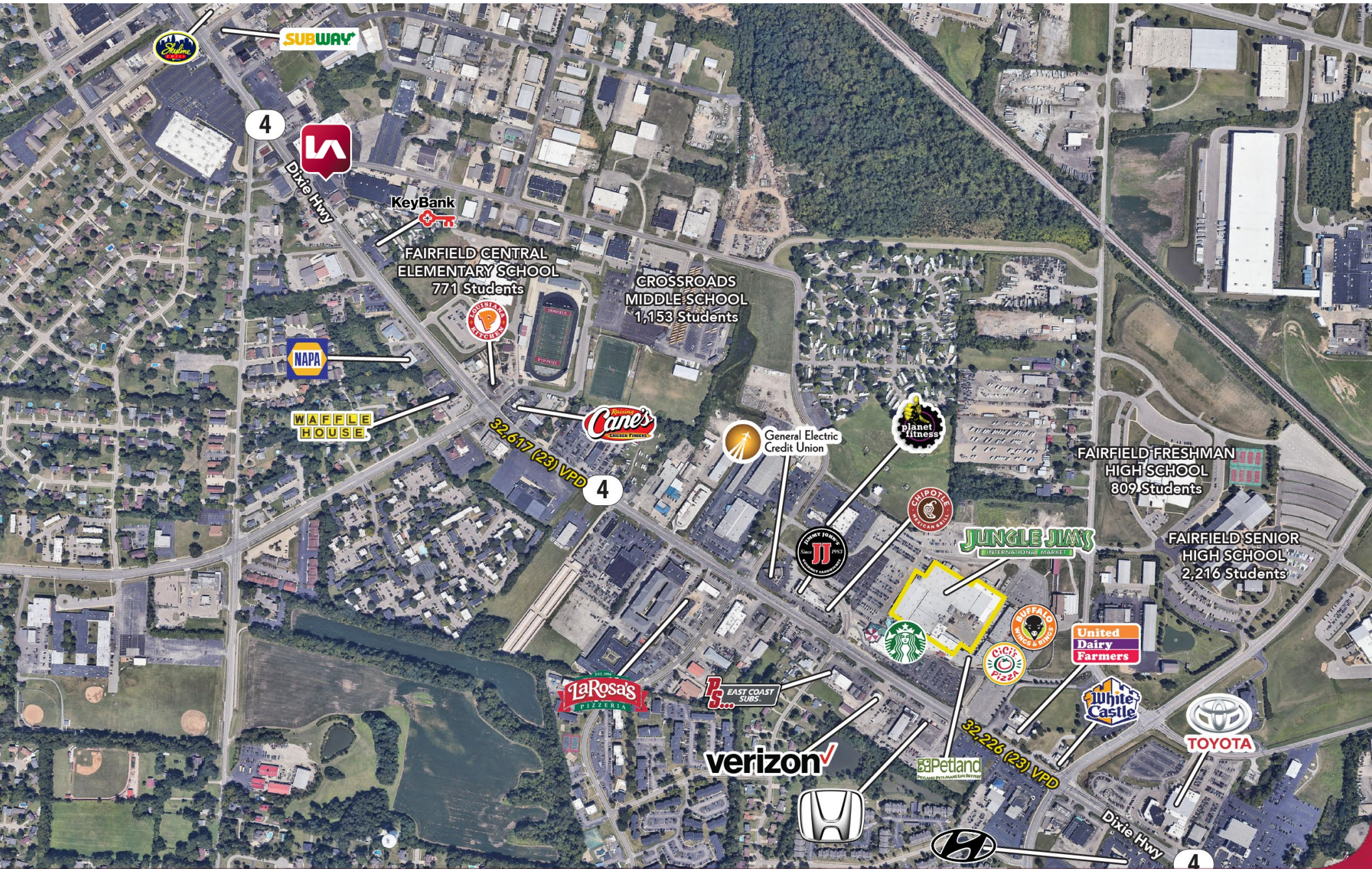


Floor Plan

Estimated Interior Dimensions



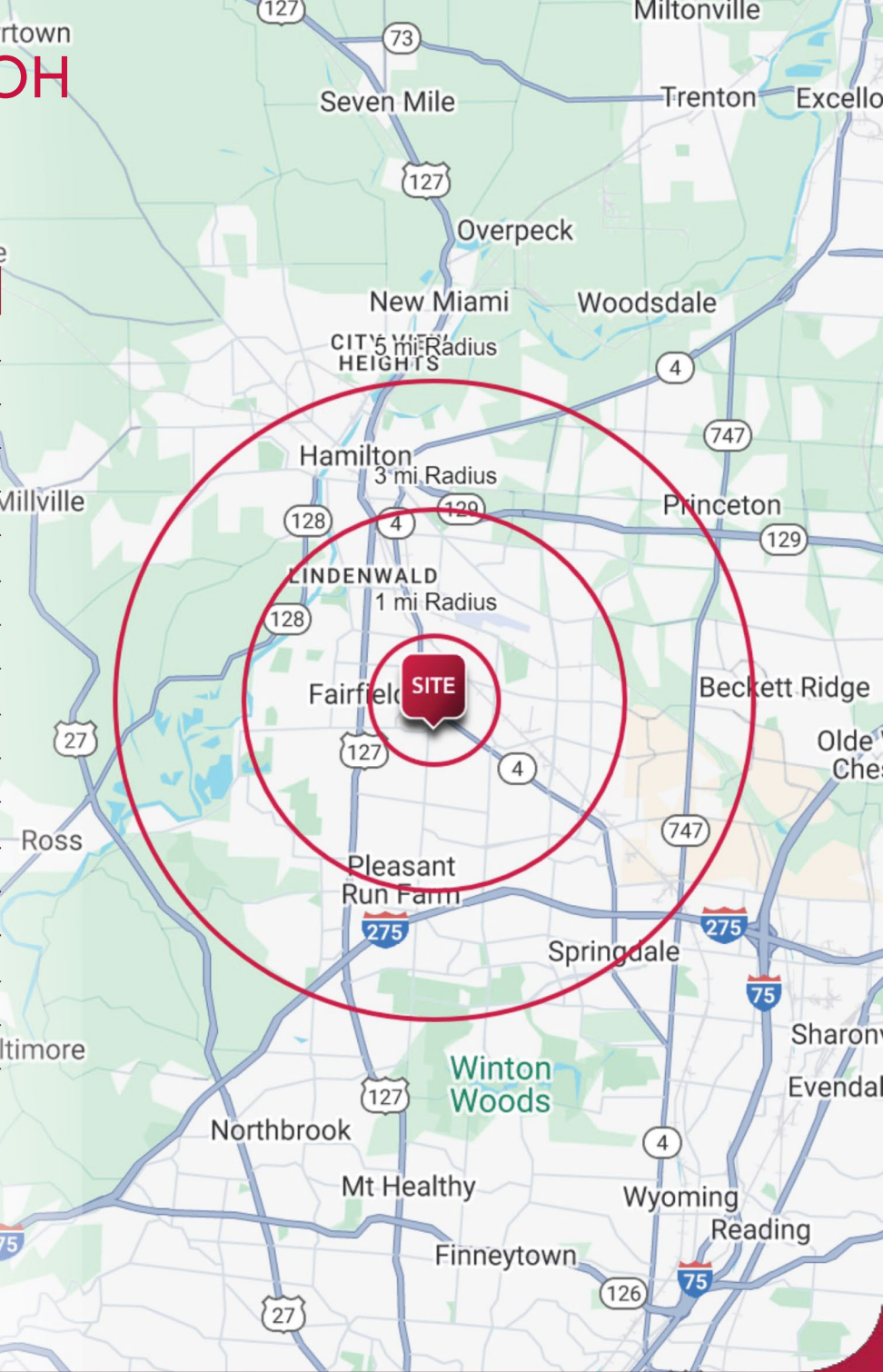
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AREA DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--|----------|----------|----------|
| POPULATION | | | |
| Estimated Population (2024) | 8,205 | 63,122 | 158,834 |
| Projected Population (2029) | 8,250 | 63,518 | 160,319 |
| Census Population (2020) | 8,220 | 63,534 | 159,063 |
| Census Population (2010) | 7,873 | 61,248 | 153,446 |
| HOUSEHOLDS | | | |
| Estimated Households (2024) | 3,386 | 25,786 | 62,141 |
| Projected Households (2029) | 3,462 | 26,364 | 63,510 |
| INCOME | | | |
| Estimated Average Household Income (2024) | \$81,579 | \$85,687 | \$92,217 |
| Estimated Median Household Income (2024) | \$68,862 | \$68,540 | \$74,856 |
| EDUCATION | | | |
| Any College (Some College or Higher) | 47.3% | 52.2% | 52.4% |
| College Degree + (Bachelor Degree or Higher) | 21.0% | 23.5% | 25.4% |
| DAYTIME DEMOGRAPHICS | | | |
| Total Businesses | 511 | 2,211 | 5,754 |
| Total Employees | 5,106 | 27,226 | 73,097 |



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