

RETAIL FOR LEASE

NILLES ROAD RETAIL CENTER

765 Nilles Road, Fairfield, OH 45014



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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RETAIL FOR LEASE

NILLES ROAD RETAIL CENTER

765 Nilles Road, Fairfield, OH 45014

FOR LEASE: 1,108 SF & 1,253 SF

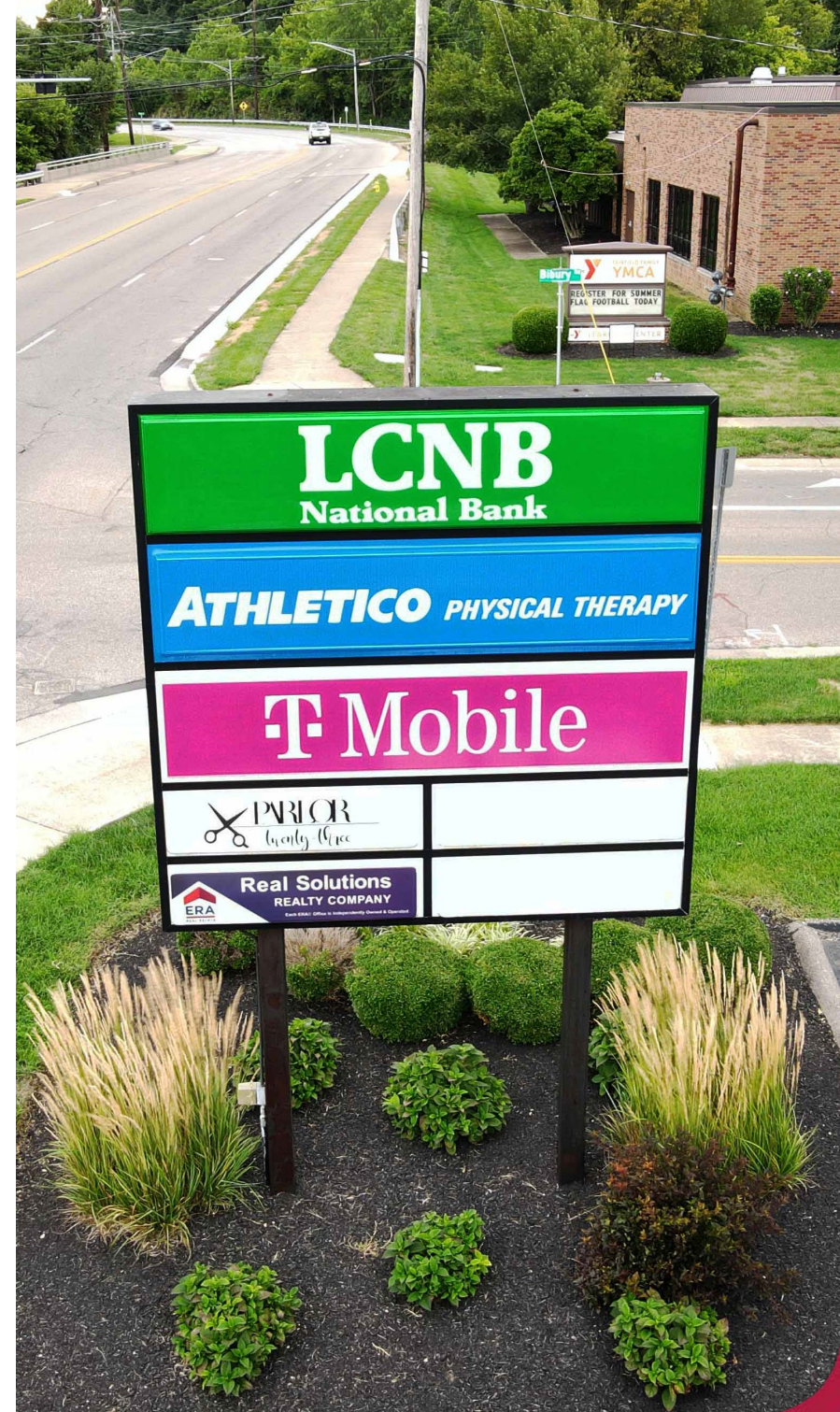
LEASE RATE: \$12.00 PSF + NNN

PROPERTY INFORMATION:

- Well located CORNER site in Fairfield market
- Affordable, attractive space
- Pylon signage available
- Great co-tenancy
- Strong daytime residential populations

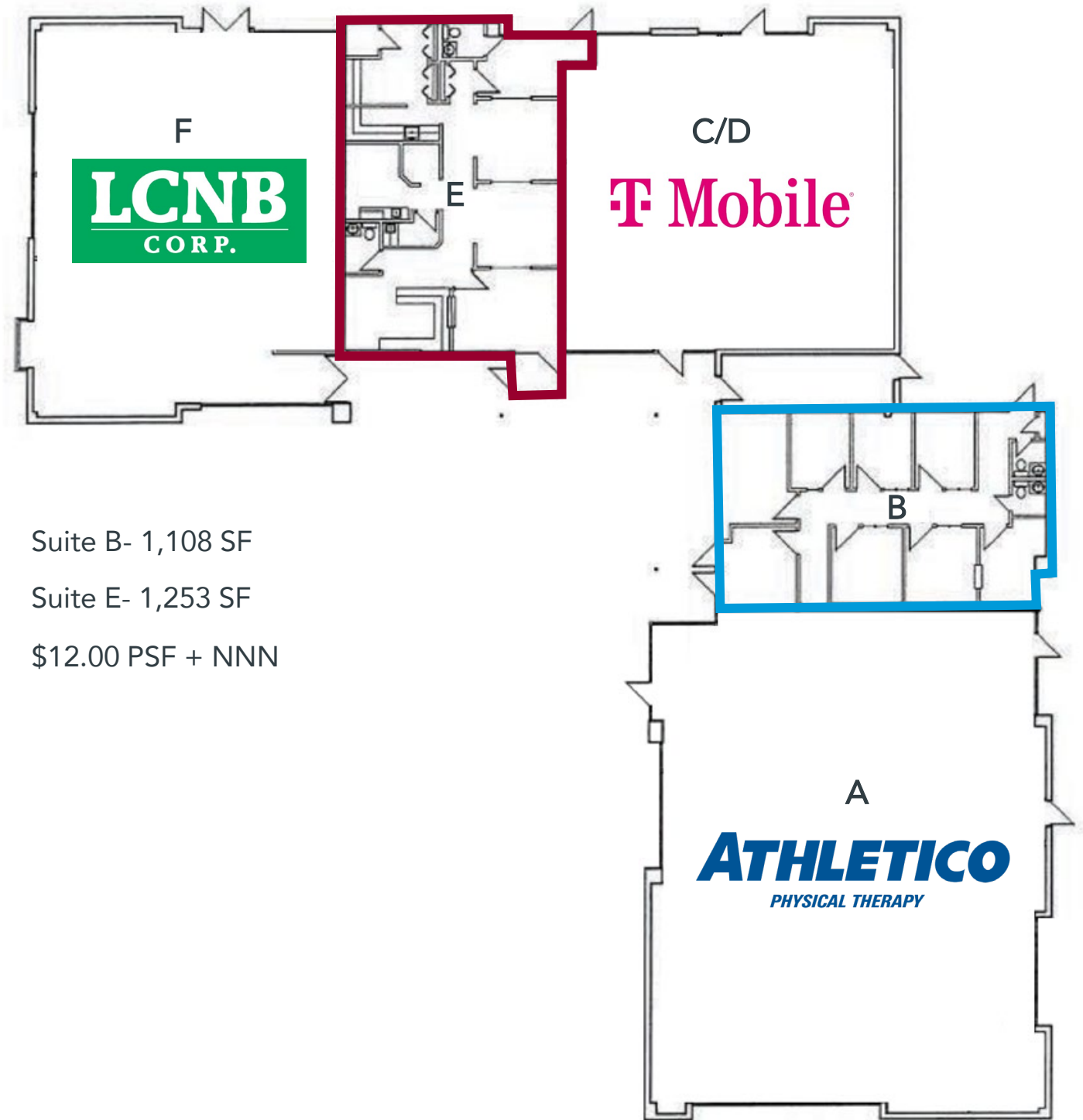
TRAFFIC COUNTS:

- Nilles Road – 20,271 VPD
- State Route 127 / Pleasant Avenue – 25,038 VPD



RETAIL FOR LEASE

SITE PLAN



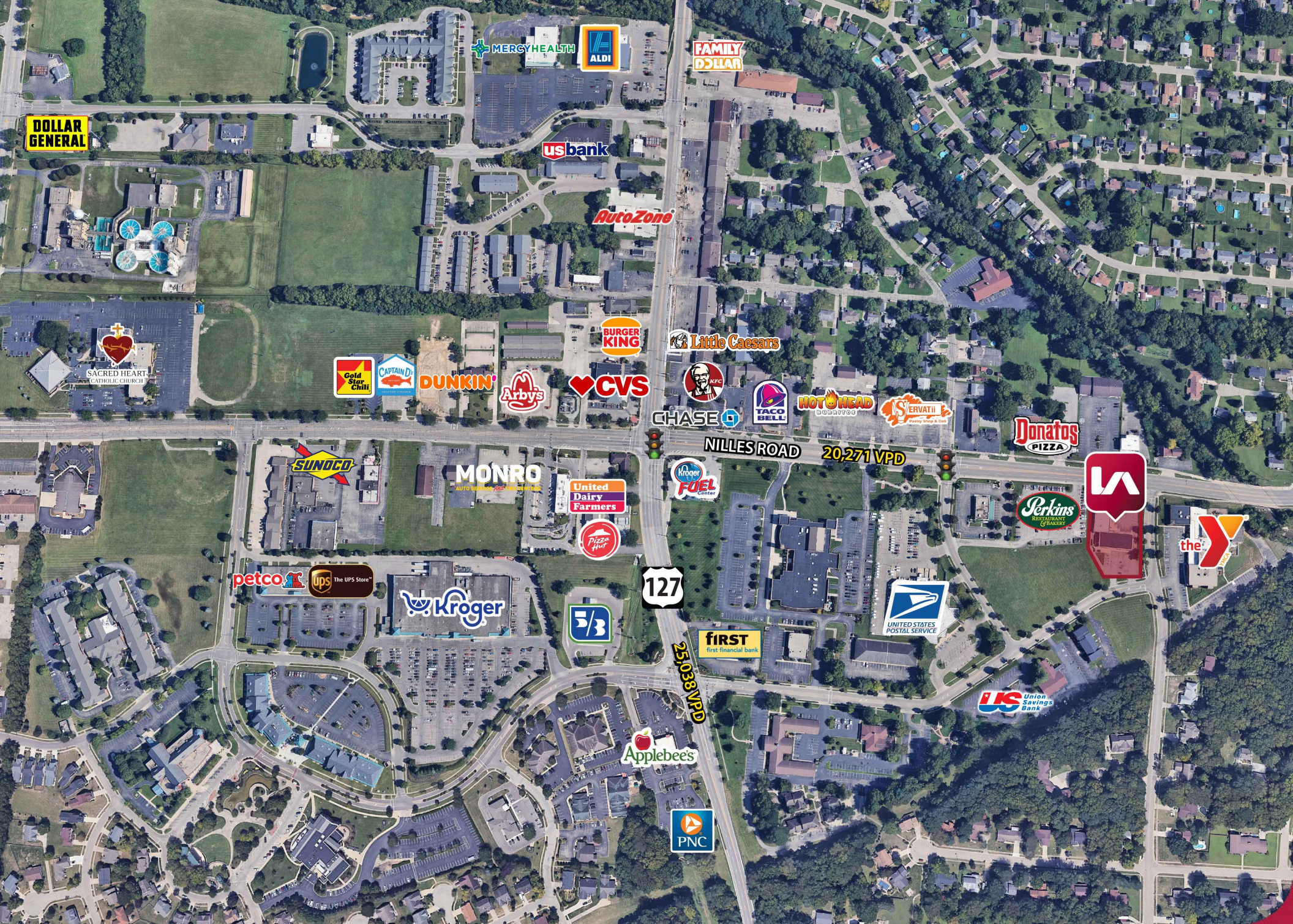
FOR LEASE:

Suite B- 1,108 SF

Suite E- 1,253 SF

LEASE RATE:

\$12.00 PSF + NNN



DOLLAR GENERAL

MERCY HEALTH

ALDI

FAMILY DOLLAR

us bank

AutoZone

SACRED HEART
CATHOLIC CHURCH

Gold Star Chili

CAPTAIN D'S

DUNKIN'

Arbys

CVS

BURGER KING

Little Caesars

KFC

CHASE

ACO BELL

HOT HEAD

SERVATI

Donatos PIZZA

SUNOCO

MONRO

United Dairy Farmers

Pizza Hut

Kroger FUEL Center

NILLES ROAD

20,271 VPD

Perkins RESTAURANT & BAKERY

W

the Y

petco

ups The UPS Store

Kroger

3/3

127

25,038 VPD

FIRST first financial bank

UNITED STATES POSTAL SERVICE

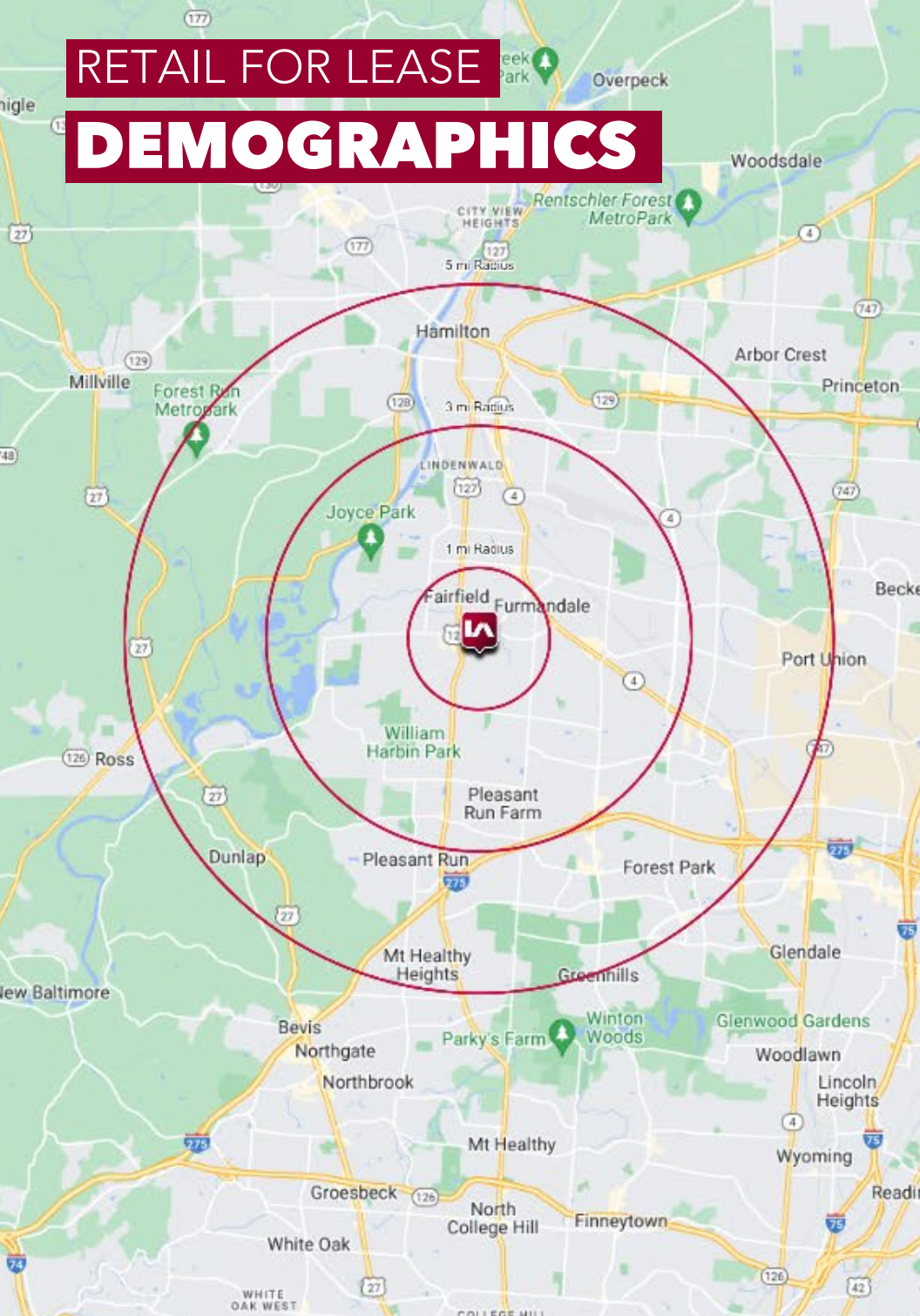
U.S. Union Savings Bank

Applebees

PNC

RETAIL FOR LEASE

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	9,526	59,351	144,418
2029 Projected Population	9,583	59,495	145,444
2020 Census Population	9,641	60,416	144,051
2010 Census Population	8,935	58,316	139,835
Projected Annual Growth 2024 to 2029	0.1%	-	0.1%
Historical Annual Growth 2010 to 2024	0.5%	0.1%	0.2%
HOUSEHOLDS			
2024 Estimated Households	4,050	24,205	56,839
2029 Projected Households	4,140	24,636	57,913
2020 Census Households	3,934	24,114	55,594
2010 Census Households	3,667	23,200	53,947
Projected Annual Growth 2024 to 2029	0.4%	0.4%	0.4%
Historical Annual Growth 2010 to 2024	0.7%	0.3%	0.4%
AGE			
2024 Est. Population Under 10 Years	12.7%	11.8%	11.3%
2024 Est. Population 10 to 19 Years	13.2%	12.6%	12.4%
2024 Est. Population 20 to 29 Years	10.2%	12.7%	13.1%
2024 Est. Population 30 to 44 Years	16.4%	19.3%	20.3%
2024 Est. Population 45 to 59 Years	16.9%	18.2%	18.3%
2024 Est. Population 60 to 74 Years	19.7%	18.1%	17.4%
2024 Est. Population 75 Years or Over	10.9%	7.2%	7.1%
2024 Est. Median Age	41.8	39.3	39.0
MARITAL STATUS & GENDER			
2024 Est. Male Population	48.0%	48.9%	49.4%
2024 Est. Female Population	52.0%	51.1%	50.6%
2024 Est. Never Married	23.7%	31.7%	35.1%
2024 Est. Now Married	48.2%	43.8%	41.2%
2024 Est. Separated or Divorced	16.6%	16.7%	16.9%
2024 Est. Widowed	11.6%	7.8%	6.8%
INCOME			
2024 Est. HH Income \$200,000 or More	8.7%	5.7%	4.9%
2024 Est. HH Income \$150,000 to \$199,999	9.0%	7.8%	7.4%
2024 Est. HH Income \$100,000 to \$149,999	17.4%	16.9%	16.3%
2024 Est. HH Income \$75,000 to \$99,999	14.1%	14.7%	15.1%
2024 Est. HH Income \$50,000 to \$74,999	19.1%	18.5%	18.3%
2024 Est. HH Income \$35,000 to \$49,999	10.9%	13.3%	13.2%
2024 Est. HH Income \$25,000 to \$34,999	7.3%	10.5%	10.2%
2024 Est. HH Income \$15,000 to \$24,999	6.0%	6.4%	6.5%
2024 Est. HH Income Under \$15,000	7.4%	6.2%	8.0%
2024 Est. Average Household Income	\$100,929	\$91,882	\$88,999
2024 Est. Median Household Income	\$80,750	\$72,992	\$70,716
2024 Est. Per Capita Income	\$42,950	\$37,523	\$35,144
2024 Est. Total Businesses	365	1,919	5,094
2024 Est. Total Employees	2,759	18,575	64,434