

FOR LEASE

FAIRFIELD CROSSING

4605 DIXIE HIGHWAY (RTE 4), FAIRFIELD, OH 45014



29,640 SF / IN-LINE ANCHOR SPACE

[cushmanwakefield.com](https://www.cushmanwakefield.com)

FOR LEASE

FAIRFIELD CROSSING

4605 DIXIE HIGHWAY (RTE 4), FAIRFIELD, OH 45014



PROPERTY HIGHLIGHTS

- 29,640 SF anchor space available
- Join: Goodwill, Habitat for Humanity Restore, Jobs Ohio and more
- Ceiling height offers: 12' drop ceiling; 18' to deck
- 195' of store front and vestibule area
- Sprinklers throughout
- Dedicated Pylon signage
- Large parking area with over 800+ spaces
- Great access into center with signalized access from Route 4. Five additional access points from Route 4 and Symmes Road.
- Located in the dense and stable Fairfield market



RETAIL SPACE

29,640 SF

MARKET

Fairfield

ASKING RATE

\$7.00 - \$9.00/psf NNN

NEIGHBORHOOD DEMOGRAPHICS



POPULATION

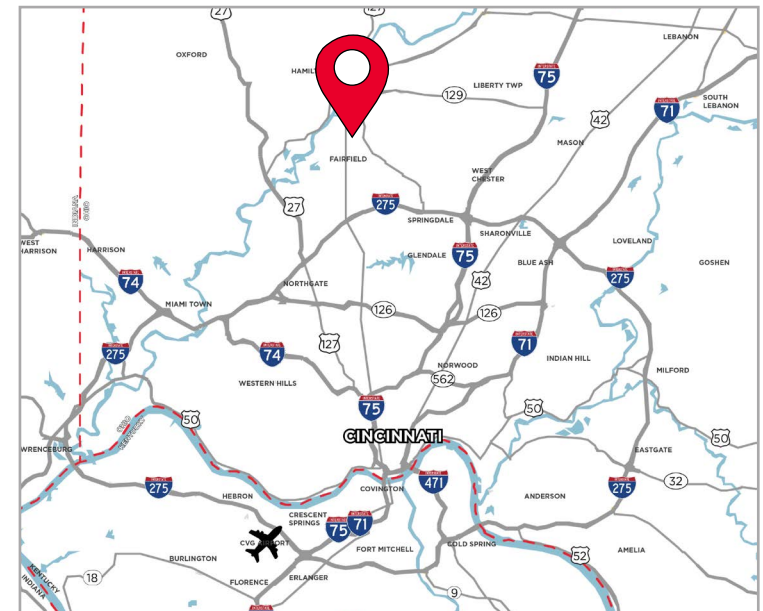


AVG. HH INCOME



DAYTIME POP.

1 Mile	7,971	\$83,770	5,115
3 Mile	63,773	\$81,977	42,765
5 Mile	157,792	\$91,689	112,853



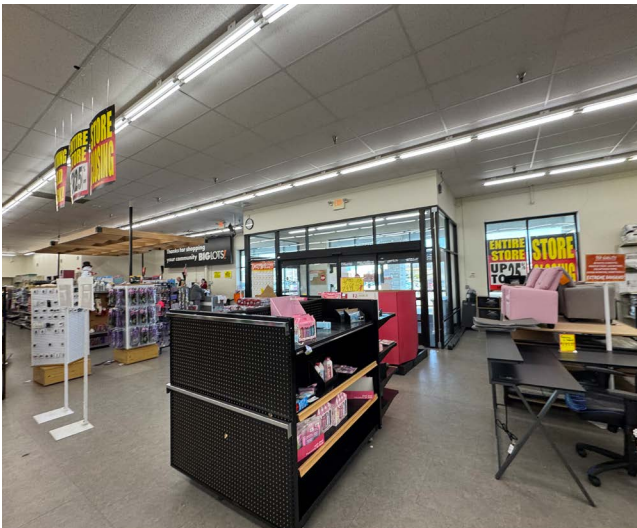
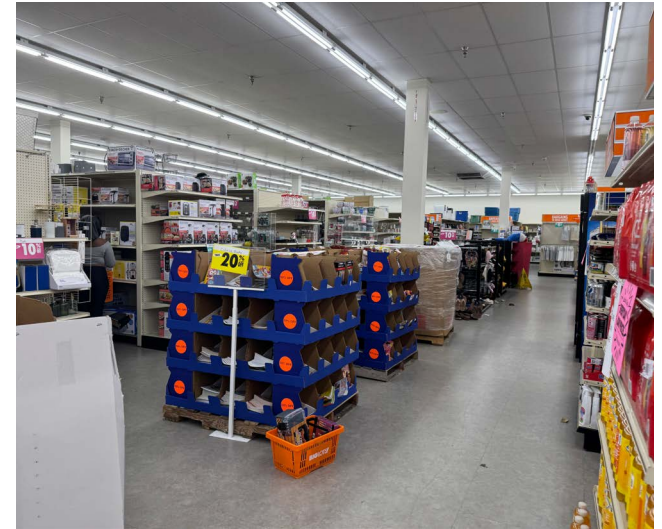
FOR LEASE

FAIRFIELD CROSSING

4605 DIXIE HIGHWAY (RTE 4), FAIRFIELD, OH 45014



PROPERTY PHOTOS



FOR LEASE

FAIRFIELD CROSSING

4605 DIXIE HIGHWAY (RTE 4), FAIRFIELD, OH 45014



SITE PLAN



FOR LEASE

FAIRFIELD CROSSING

4605 DIXIE HIGHWAY (RTE 4), FAIRFIELD, OH 45014



SITE AERIAL



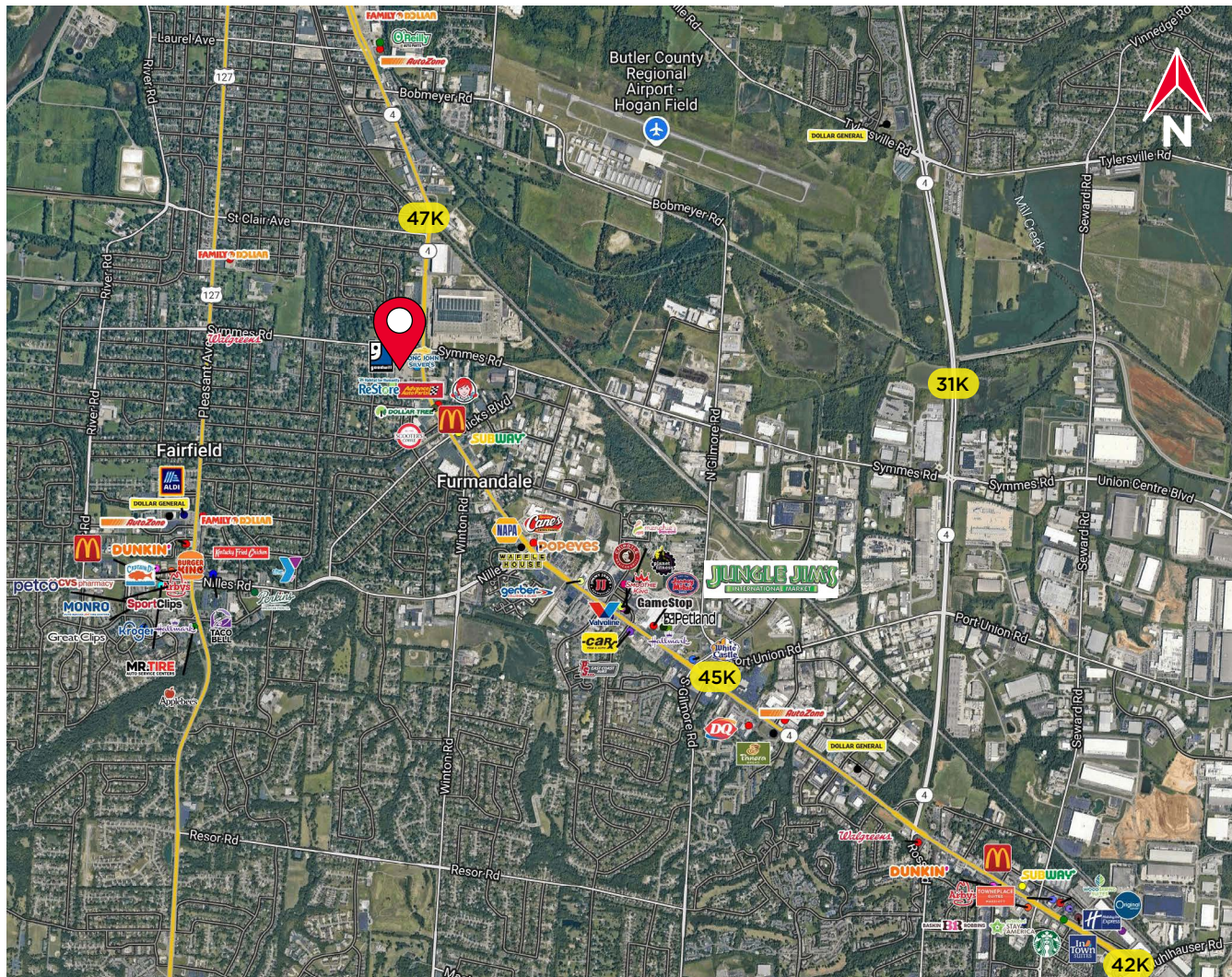
FOR LEASE

FAIRFIELD CROSSING

4605 DIXIE HIGHWAY (RTE 4), FAIRFIELD, OH 45014



SUBMARKET AERIAL



For Leasing Inquiries, please contact:

TERRY OHNMEIS

+1 513 763 3059

terry.ohnmeis@cushwake.com

CLARE HOLTMEIER

+1 513 322 0776

clare.holtmeier@cushwake.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.