

LAND AVAILABLE FOR SALE

LAND FOR DEVELOPMENT | N. Fairfield Rd. at Kemp Road, Beaver Creek, OH



CONTACT:
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WELCOME TO THE REGION WE KNOW

OBERER REALTY SERVICES, LTD.
937-910-0851 | 3445 Newmark Drive, Miamisburg, Ohio 45342 | obererrealty.com



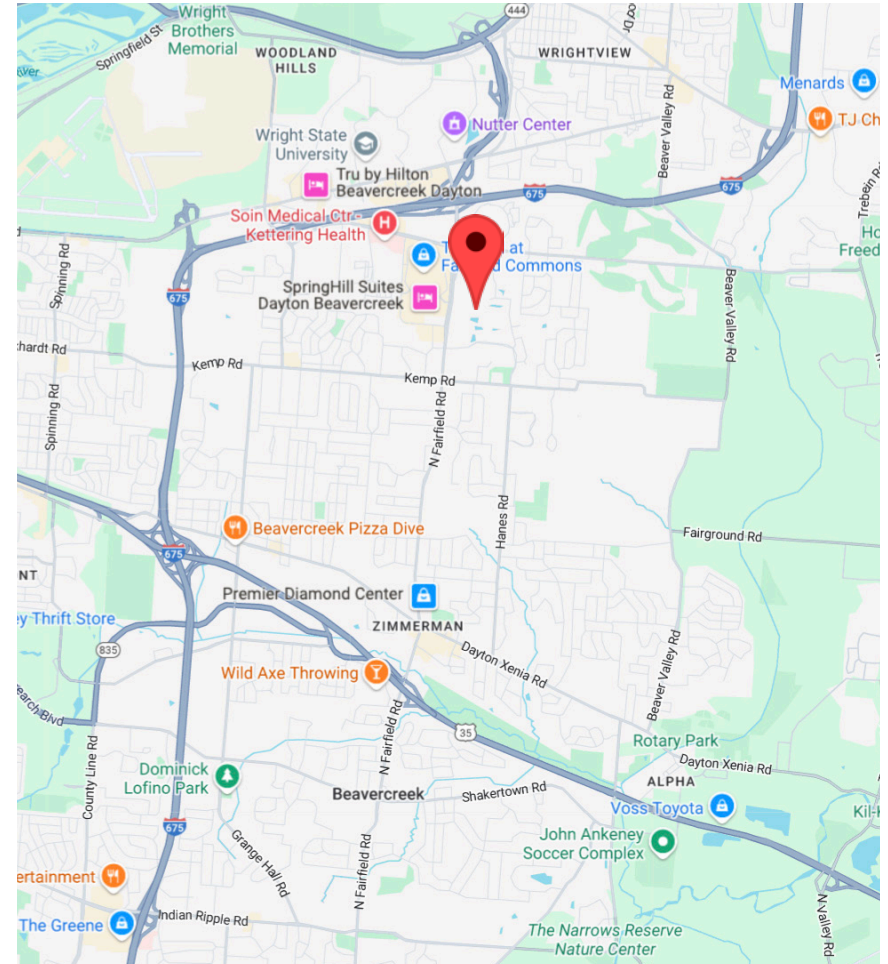
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PROPERTY HIGHLIGHTS

- 1.306 Acres for development in dynamic and desirable Beavercreek
- Well suited for restaurant or retail use
- Prime location off N. Fairfield Road, Beavercreek’s bustling super-regional retail corridor
- Adjacent to new Premier Health Medical Office, Aldi-anchored center, Hobby Lobby and 122,500 SF Target
- Less than one mile from the Mall at Fairfield Commons
- Strong daytime and residential demographics supported by close proximity to Wright-Patterson Air Force Base, Ohio’s largest single-site employer, Wright State University and Soin Medical Center

2024 DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------|-----------|-----------|----------|
| Population | 6,686 | 54,804 | 124,103 |
| Total Employees | 5,947 | 26,292 | 54,699 |
| Total HH Income | \$124,883 | \$100,272 | \$90,598 |



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