



**CORFAC  
INTERNATIONAL**  
**Henkle  
Schueler**  
COMMERCIAL REAL ESTATE

**FOR LEASE**

# Fairfield Healthplex Recreation & Rehab Facility

*3050 Mack Road, Fairfield, Ohio 45014*



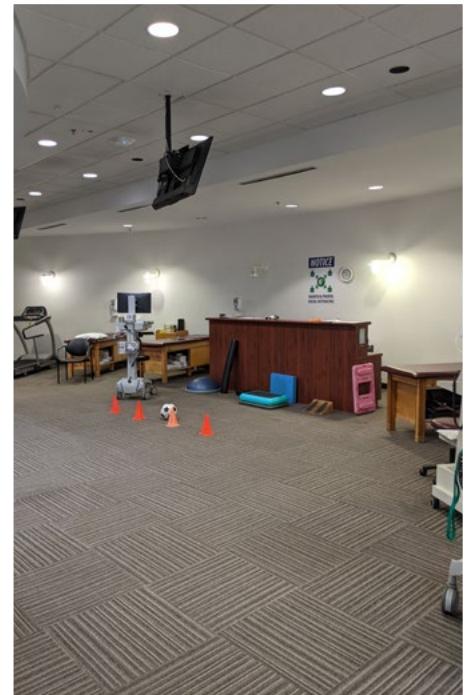
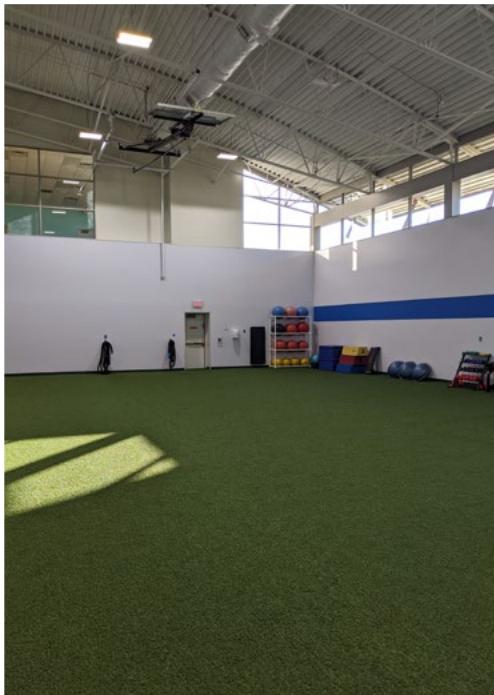
*Exclusively Listed By:*

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COUNTY	SPACE AVAILABLE	PRICING
Butler	131,373 SF	Call for Details

## FACILITY HIGHLIGHTS

6 Pickleball Courts	4 Racquetball Courts (1 Available)	2 Saunas
Offices	1 Six-Lane Lap Pool	2 Steam Rooms
1 Therapy Pool	1 Indoor Field House	1 Hot Tub
2 Basketball Courts	1 Men's Locker Room	1 3-Lane Track
1 Women's Locker Room	1 Family Locker Room	1 Kids Locker Room

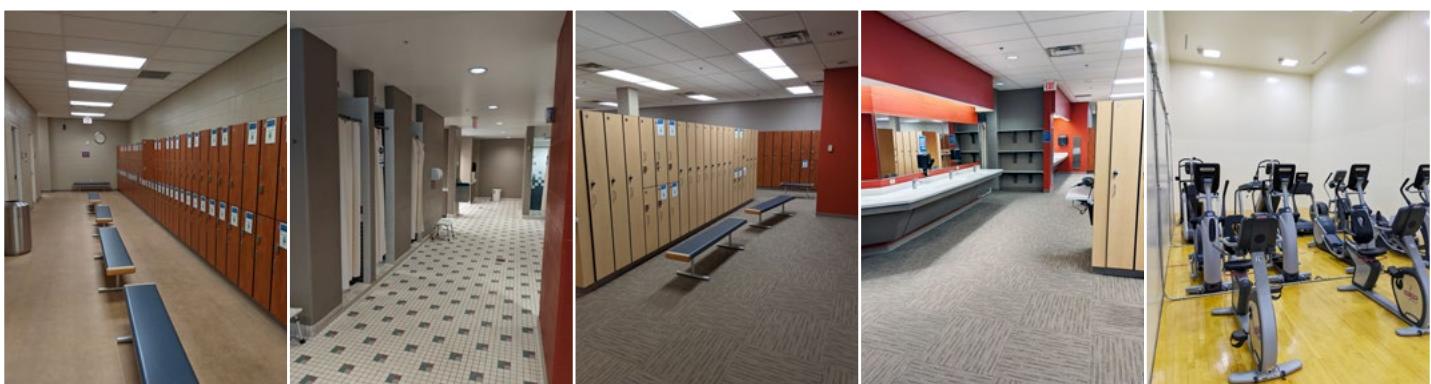




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# Demographics

Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2029 Projection	10,158	153,423	560,118
2024 Estimate	9,884	152,521	558,928
2020 Census	9,097	151,744	564,472
Growth 2024 - 2029	2.77%	0.59%	0.21%
Growth 2020 - 2024	8.65%	0.51%	-0.98%
<b>2024 Population by Hispanic Origin</b>	661	13,492	31,528
<b>2024 Population</b>	9,884	152,521	558,928
White	5,199 52.60%	84,835 55.62%	352,434 63.06%
Black	2,899 29.33%	38,989 25.56%	125,160 22.39%
Am. Indian & Alaskan	4 0.04%	371 0.24%	793 0.14%
Asian	696 7.04%	8,849 5.80%	25,580 4.58%
Hawaiian & Pacific Island	14 0.14%	282 0.18%	696 0.12%
Other	1,072 10.85%	19,196 12.59%	54,266 9.71%
U.S. Armed Forces	8	88	223
<b>Households</b>			
2029 Projection	4,423	60,540	219,644
2024 Estimate	4,293	60,149	219,421
2020 Census	3,898	59,642	222,039
Growth 2024 - 2029	3.03%	0.65%	0.10%
Growth 2020 - 2024	10.13%	0.85%	-1.18%
Owner Occupied	2,204 51.34%	35,789 59.50%	141,055 64.29%
Renter Occupied	2,089 48.66%	24,360 40.50%	78,366 35.71%
<b>2024 Households by HH Income</b>	4,293	60,148	219,421
Income: <\$25,000	497 11.58%	9,961 16.56%	36,988 16.86%
Income: \$25,000 - \$50,000	1,151 26.81%	13,434 22.33%	41,881 19.09%
Income: \$50,000 - \$75,000	917 21.36%	10,686 17.77%	35,641 16.24%
Income: \$75,000 - \$100,000	475 11.06%	8,376 13.93%	29,163 13.29%
Income: \$100,000 - \$125,000	508 11.83%	6,152 10.23%	23,952 10.92%
Income: \$125,000 - \$150,000	222 5.17%	4,023 6.69%	15,630 7.12%
Income: \$150,000 - \$200,000	377 8.78%	3,784 6.29%	18,587 8.47%
Income: \$200,000+	146 3.40%	3,732 6.20%	17,579 8.01%
<b>2024 Avg Household Income</b>	\$81,345	\$84,839	\$92,909
<b>2024 Med Household Income</b>	\$62,881	\$65,539	\$71,656



# Demographics

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>493</b>	<b>9,919</b>	<b>20</b>
Retail & Wholesale Trade	41	800	20
Hospitality & Food Service	28	557	20
Real Estate, Renting, Leasing	9	51	6
Finance & Insurance	42	4,053	97
Information	3	26	9
Scientific & Technology Services	26	165	6
Management of Companies	0	0	0
Health Care & Social Assistance	284	4,009	14
Educational Services	5	31	6
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	10	63	6
Utilities & Waste Management	4	7	2
Construction	12	66	6
Manufacturing	6	24	4
Agriculture, Mining, Fishing	0	0	0
Other Services	23	67	3

