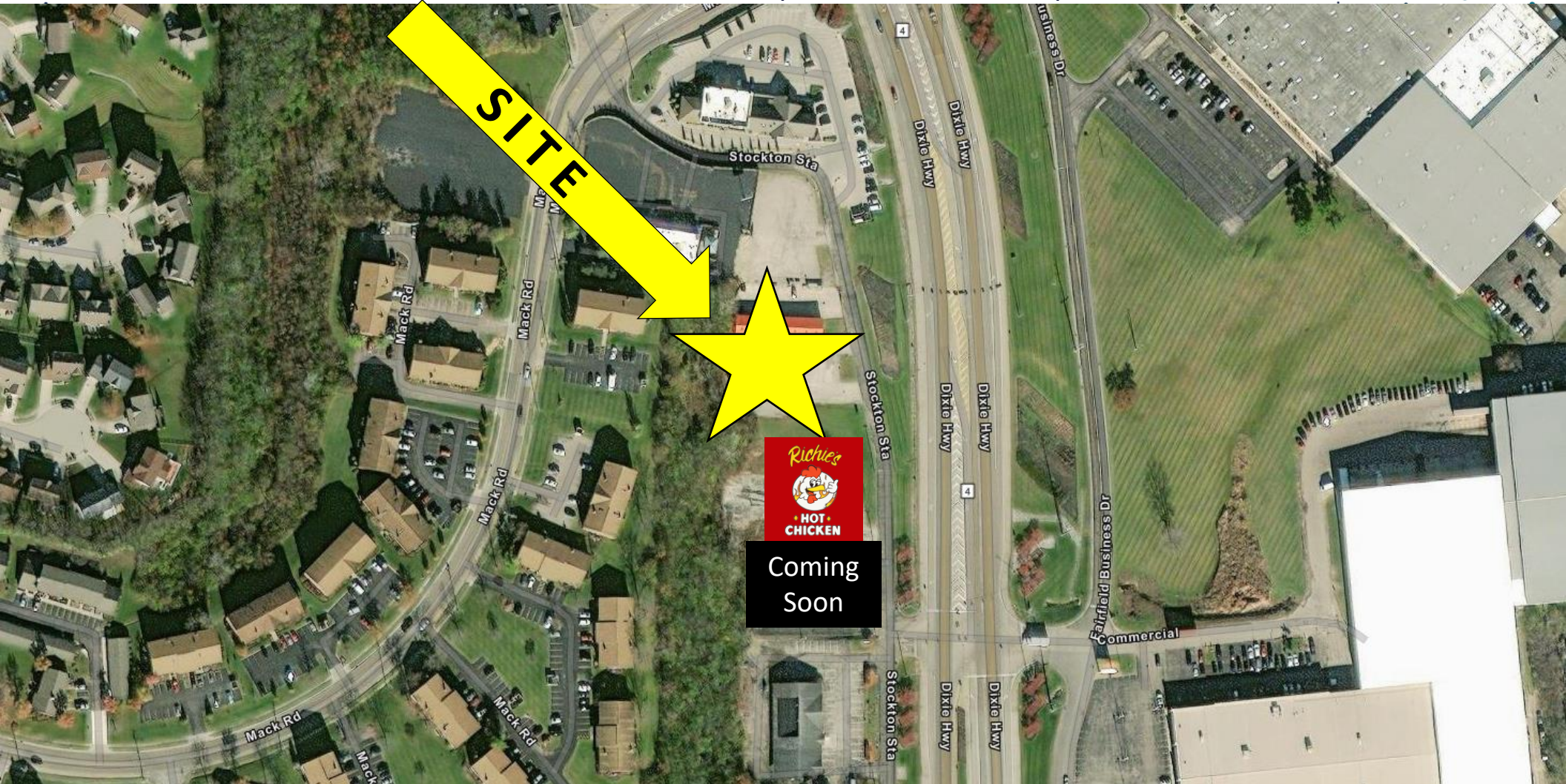


1.076 AC FOR DEVELOPMENT

HIGH VISIBILITY – BUILD TO SUIT

7141 DIXIE HIGHWAY, FAIRFIELD, OH 45014



LAURI STEFANOU (SULLIVAN)
SENIOR VICE PRESIDENT

MOBILE 513.604.1414 | DIRECT 513.842.9504
LSTEFANOU@EQUITY.NET

equity | brokerage

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.

PROPERTY DESCRIPTION



LAURI STEFANO (SULLIVAN)
SENIOR VICE PRESIDENT

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HIGH VISIBILITY - BUILD TO SUIT

LAND FOR SALE

7141 DIXIE HIGHWAY, FAIRFIELD, OH 45014

- Land For Sale, Development
- 1.0674 Acres (46,609+/- SF)
- Utilities Available
- Convenient access to I-275 and I-75
- 43.499 VPD
- High Daytime population

AERIAL WITH TRAFFIC COUNTS

HIGH VISIBILITY - BUILD TO SUIT

LAND FOR SALE

7141 DIXIE HIGHWAY, FAIRFIELD, OH 45014



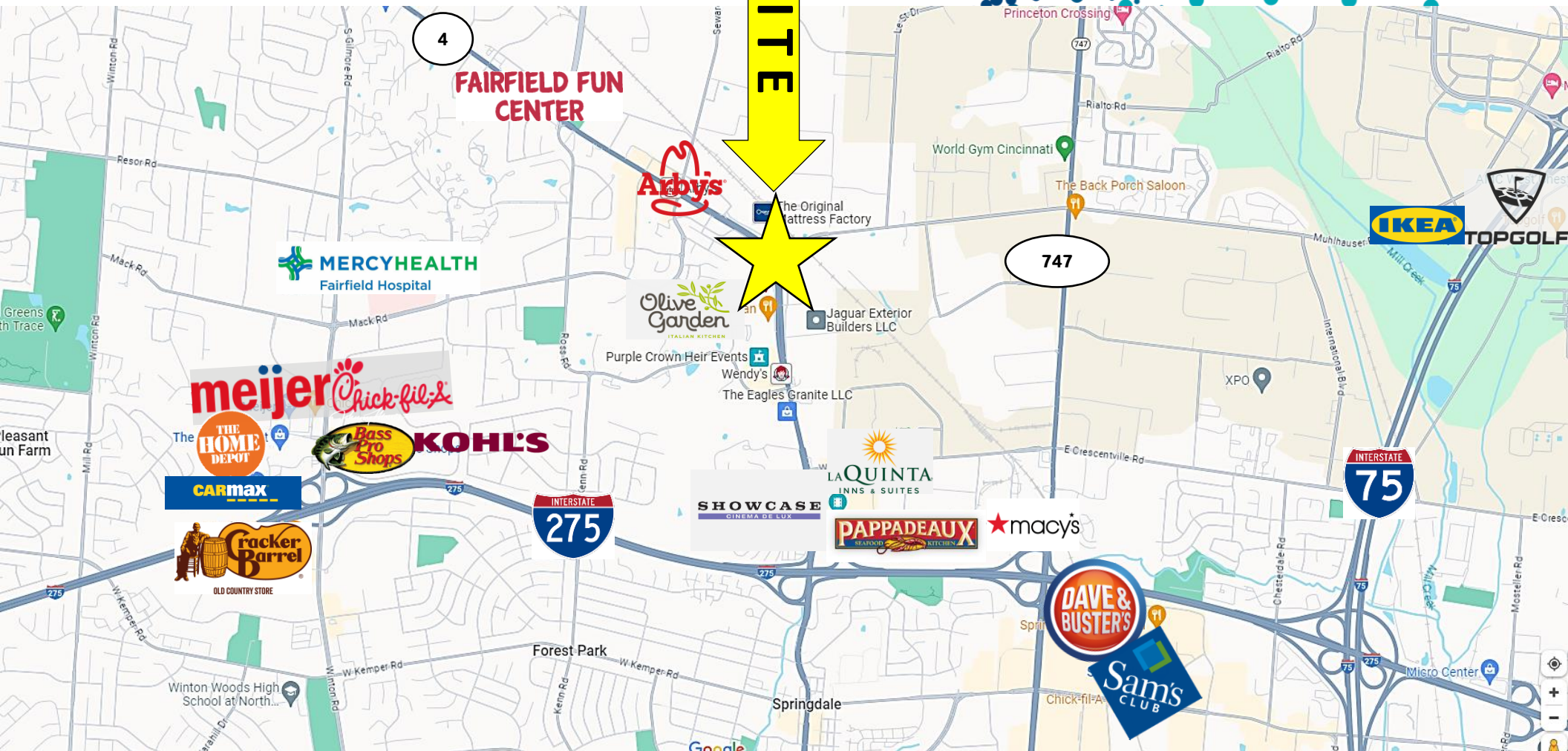
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NEARBY AMENITIES

HIGH VISIBILITY - BUILD TO SUIT
LAND FOR SALE

7141 DIXIE HIGHWAY, FAIRFIELD, OH 45014



1-MILE RADIUS DEMOS



KEY FACTS

6,072
Population

2.2
Average
Household Size

38.5
Median Age

\$53,992
Median Household Income

BUSINESS

515

Total Businesses

12,027

Total Employees

EDUCATION

7%
No High School
Diploma

40%
High School
Graduate

21%
Some
College

32%
Bachelor's/Grad/Prof
Degree

HOUSING STATS

\$151,370
Median
Home Value

\$6,869
Average
Spent on
Mortgage
& Basics

\$6,537
Median
Contract
Rent

\$68,200
2023 Average
Household Income

\$29,868
2023 Per Capita
Income

equity | brokerage

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3-MILE RADIUS DEMOS

50,338
Population



2.5
Average
Household Size



37.1
Median Age

\$63,051
Median Household Income

BUSINESS



2,977

Total Businesses



64,285

Total Employees

EDUCATION



9%

No High School
Diploma



31%

High School
Graduate



27%

Some
College



33%

Bachelor's/Grad/Prof
Degree

HOUSING STATS



\$178,305

Median
Home Value



\$9,829

Average
Spent on
Mortgage
& Basics



\$6,370

Median
Contract
Rent



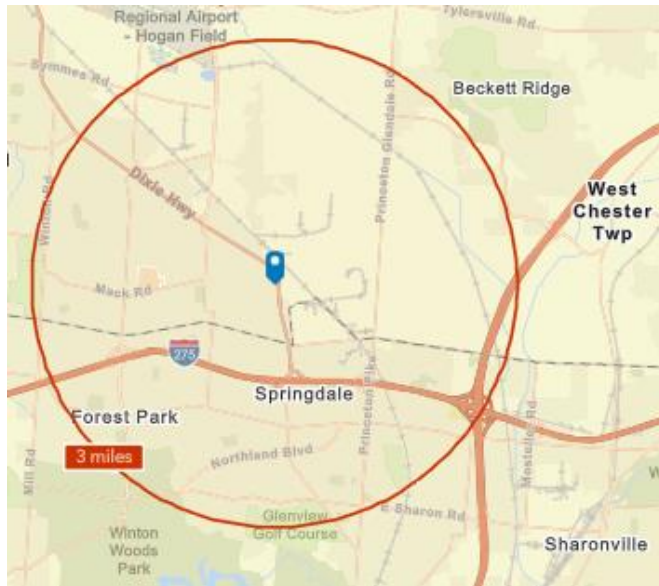
\$86,869

2023 Average
Household Income



\$35,217

2023 Per Capita
Income



equity | brokerage

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5-MILE RADIUS DEMOS

KEY FACTS

92,450
Population

2.5
Average
Household Size

40.7
Median Age

\$79,946
Median Household Income

BUSINESS

3,868

Total Businesses

68,579

Total Employees

EDUCATION

6%
No High School
Diploma

28%
High School
Graduate

26%
Some
College

41%
Bachelor's/Grad/Prof
Degree

HOUSING STATS

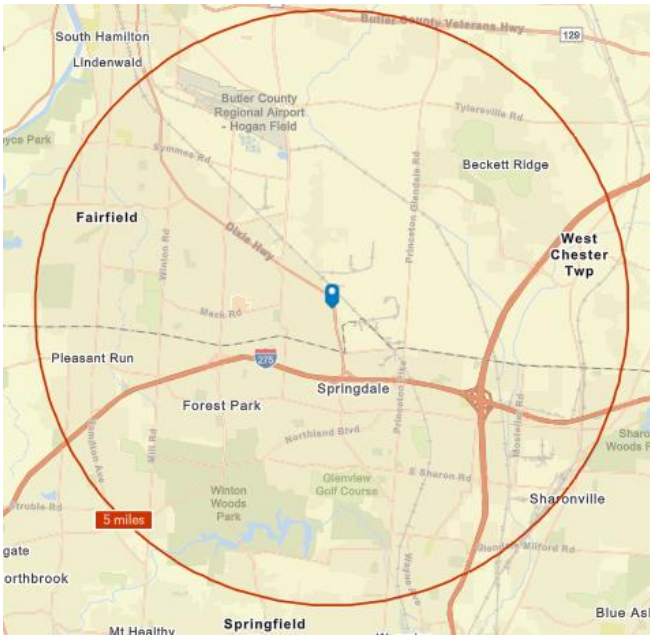
\$227,980
Median
Home Value

\$14,225
Average
Spent on
Mortgage
& Basics

\$5,308
Median
Contract
Rent

\$112,714
2023 Average
Household Income

\$43,650
2023 Per Capita
Income



equity | brokerage

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