

FOR SALE

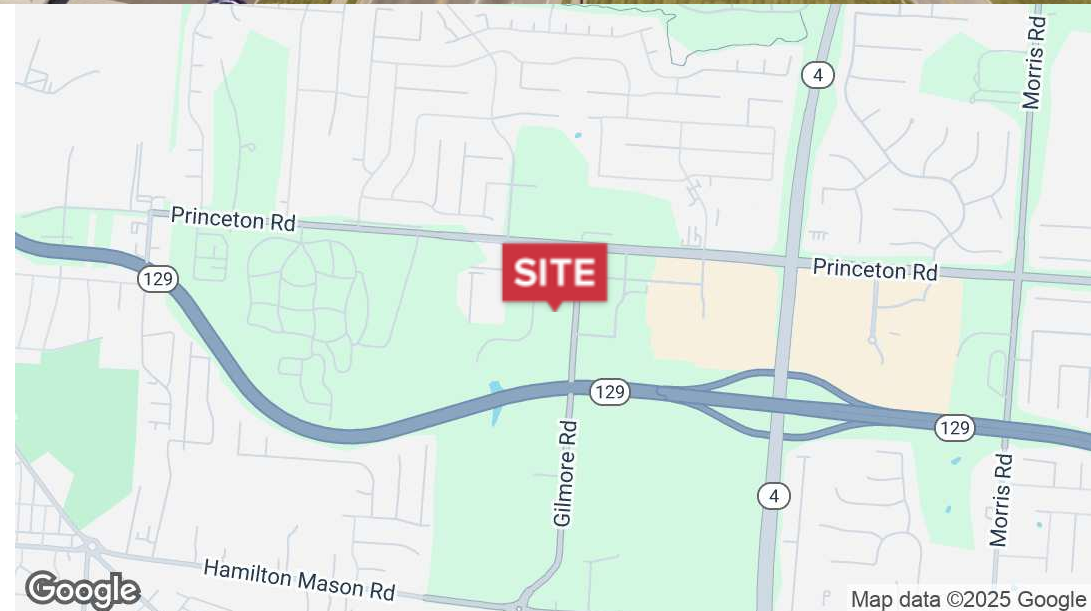
Princeton Road & Gilmore Road Fairfield Township, OH 45011



NAI Bergman

Land | 2.18 Acres

- Retail / Office Outlots For Sale or Build to Suit - 2.18 acre site available
- Busy Menards Anchored Development; 2 Traffic Signals
- Excellent Access from SR 129 (Michael Fox Hwy), ByPass 4, Gilmore Rd. and Princeton Rd.
- By-Pass 4 @ Princeton Rd. - 23,580 CPD, Princeton Rd. @ Gilmore Rd. - 24,060 CPD
- Great site for Restaurants, Banks, Junior box retail, Retail strip centers, Office, and Medical
- Join Popeye's Chicken, Dollar Tree, AAA, El Rancho Nuevo, and Discount Tire at Menards Crossing
- Sale Price: \$410,000



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VICINITY MAP
N.T.S.

NOTES:

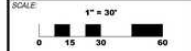
1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL FITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS".
5. DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT DEFINITION (1" = 1200/3937 METERS, OR APPROXIMATELY 1" = 0.30480061 METERS).
6. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS) (NAD 83 - 2011).
7. PROJECT COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM.
8. ELEVATIONS ARE BASED ON NAVD '88, AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS).
9. SITE BENCHMARK AS SHOWN HEREON.
10. SUBJECT SITE IS LOCATED IN ZONE "X" - OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER A GRAPHICAL INTERPRETATION OF FEMA'S FLOOD INSURANCE RATE MAP NO. 39072C0158E WITH AN EFFECTIVE DATE OF DECEMBER 17, 2010.
11. SUBJECT SITE CONTAINS 0 PARKING SPACES.
12. AT THE TIME OF THE FIELD SURVEY, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
13. AT THE TIME OF THE FIELD SURVEY, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
14. SUBJECT SITE HAS INDIRECT ACCESS TO GILMORE ROAD VIA AN ACCESS EASEMENT.

SCALE:

NO.	DATE	DESCRIPTION
1	5-7-10	ALTA - KPR

ALTA/NSPS LAND TITLE SURVEY
3.611 ACRES
SECTION 25, TOWN 3, RANGE 3
FAIRFIELD TOWNSHIP,
BUTLER COUNTY, OHIO

PROJECT NO:	PROJECT NO
DATE:	DATE



MENARDS OUTLOT

SHEET NO:
1 OF 1

SURVEYOR'S CERTIFICATION

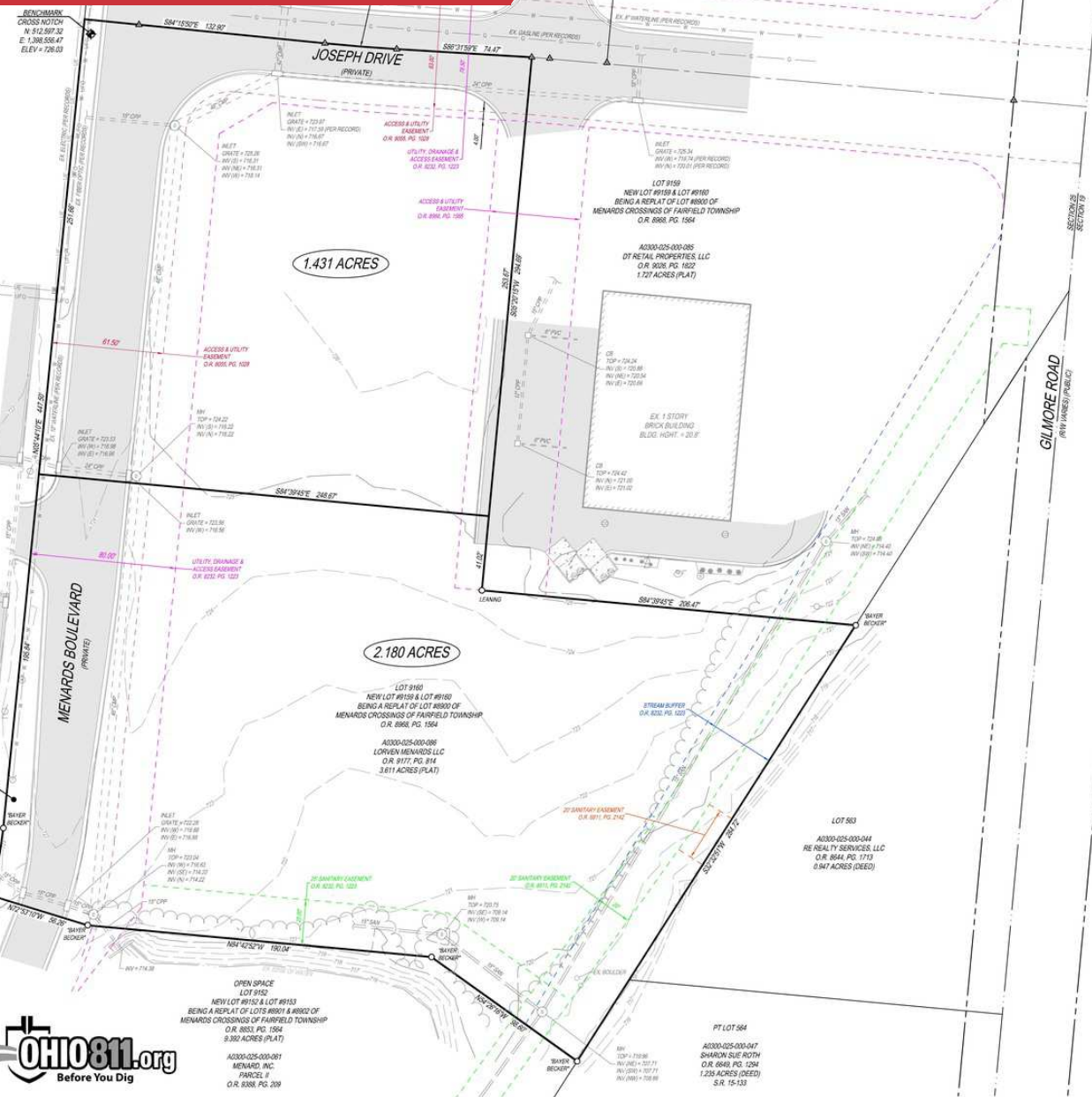
TO: (NAME OF INSURED, LENDER, INSURER AND OTHERS DESIGNATED BY CLIENT)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS: CONTINUED ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 13, 16, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 3-4-2024
DATE OF PLAT OR MAP: 3-7-2024

BETHWEEN B. YARBANK
OHIO PROFESSIONAL SURVEYOR NO. 8611
DATE

- 5/8" IRON PIN SET (KLEINGERS)
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- SIGN - SINGLE POST
- LIGHT POLE
- UTILITY POLE
- PULL BOX
- TRANSFORMER
- ELECTRIC BOX
- GUARD POST
- FENCE LINE
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- TREE LINE
- BUSH
- ASPHALT
- CONCRETE
- LANDSCAPE



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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PROPERTY OVERVIEW

NAI Bergman is offering office/retail outlots for sale in this development anchored by a 200,000+ square foot Menards home improvement center. This Super Center attracts a broad range of consumers to the Fairfield Township area, which is located in Butler County off of State Route 129 - Michael Fox Highway, in Southwest Ohio - part of the greater Cincinnati market.

Kettering Hospital has purchased 135 acres to build a medical facility between Bypass 4 & Gilmore, one quarter of a mile south of this development. Newly constructed Fiehrer Motors is a 6-acre dealership on Gilmore across the Menards Development. Menards Crossing retailers include Discount Tires, Popeye's Chicken, Dollar Tree, El Rancho Nuevo, AAA, and Pizza Hut. Notable neighboring retailers include: Kohl's, Walmart, Hobby Lobby, and the Bridgewater Falls Lifestyle Center.

This Fairfield Township retail corridor is accessible to surrounding communities, which include Liberty Township, West Chester Township, Ross Township, and the cities of Fairfield and Hamilton.

These outlots can accommodate all sizes of office/retail use, to include banks, restaurants, retail centers, gasoline C-stores, as well as office and medical uses. Parcels range from 1.22 to 1.74 acres.

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Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3913/-84.5147

Princeton Road & Gilmore Road, OH 45011	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	7,299	62,359	147,727
2029 Projected Population	7,567	63,730	150,653
2020 Census Population	7,287	61,135	145,239
2010 Census Population	6,203	59,075	137,769
Projected Annual Growth 2024 to 2029	0.7%	0.4%	0.4%
Historical Annual Growth 2010 to 2024	1.3%	0.4%	0.5%
2024 Median Age	40.6	37.4	38.3
Households			
2024 Estimated Households	2,704	22,901	56,769
2029 Projected Households	2,852	23,859	58,909
2020 Census Households	2,605	21,845	54,906
2010 Census Households	2,165	20,795	51,586
Projected Annual Growth 2024 to 2029	1.1%	0.8%	0.8%
Historical Annual Growth 2010 to 2024	1.8%	0.7%	0.7%
Income			
2024 Estimated Average Household Income	\$119,625	\$93,516	\$100,423
2024 Estimated Median Household Income	\$105,327	\$77,876	\$81,901
2024 Estimated Per Capita Income	\$44,657	\$34,474	\$38,687
Business			
2024 Estimated Total Businesses	222	1,586	4,380
2024 Estimated Total Employees	3,628	20,394	51,180
2024 Estimated Employee Population per Business	16.4	12.9	11.7
2024 Estimated Residential Population per Business	32.9	39.3	33.7

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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