



6638 Dixie Highway, Fairfield, OH 45014

PROPERTY HIGHLIGHTS

- 2nd Generation Restaurant Property w. Drive Thru
- Valuable Pylon Signage Available
- Abundant On-Site Parking
- Easy Access to I-275
- Close Proximity to a Variety of Retailers & Restaurants
- Traffic Counts - 31,332 ADT Dixie Hwy

DEMOGRAPHICS

Year 2025	One Mile	Three Mile	Five Mile
Estimated Population	7,923	57,889	153,904
Median Income	\$68,222	\$72,552	\$85,704
Average HH Income	\$88,688	\$94,496	\$107,526
Daytime Population	7,556	54,777	108,507



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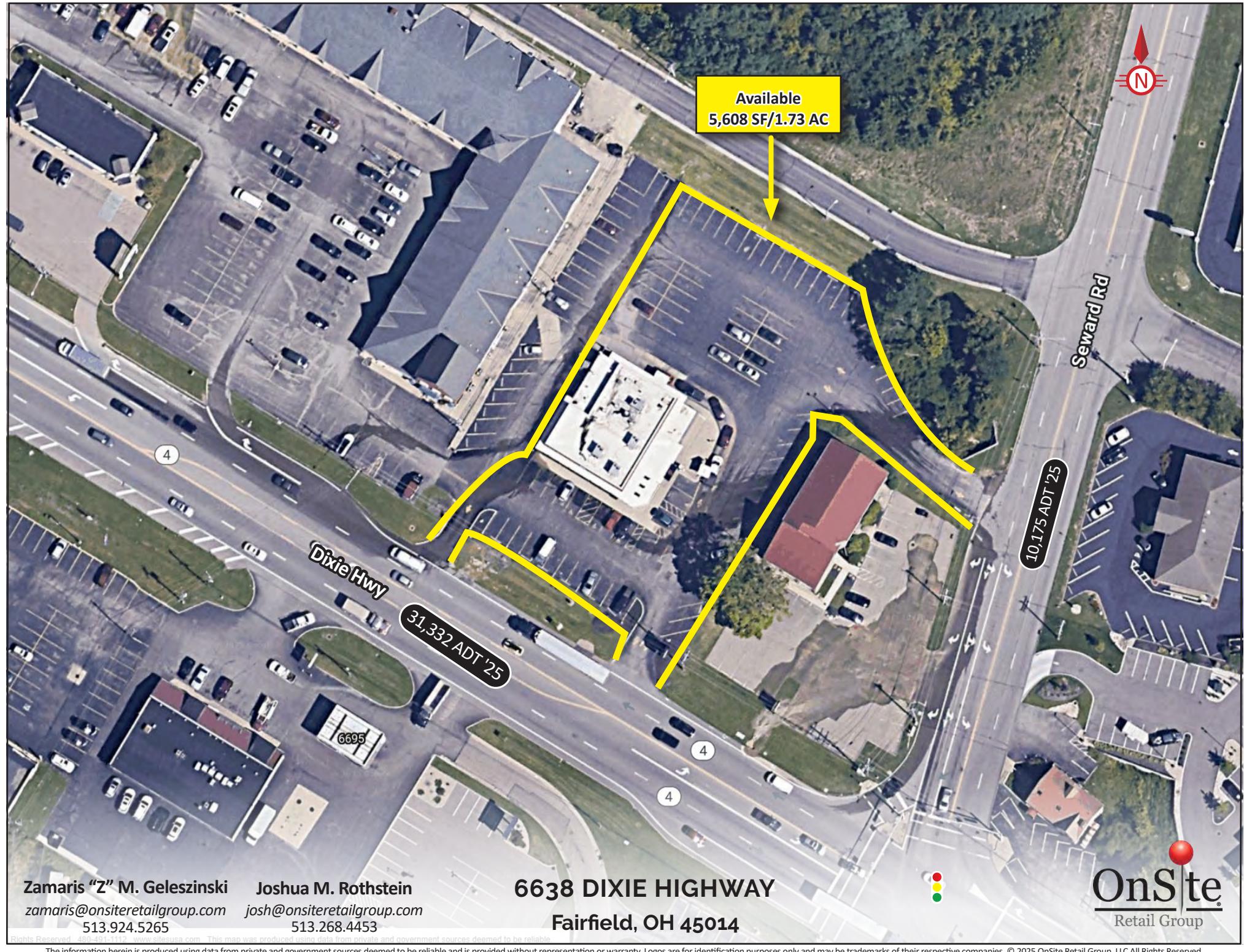
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OnSite
Retail Group



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Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.3195/-84.4961



6638 Dixie Hwy Fairfield, OH 45014	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,923	57,889	153,904
2030 Projected Population	7,664	57,232	150,937
2020 Census Population	7,635	57,029	155,149
2010 Census Population	7,427	54,519	147,673
Projected Annual Growth 2025 to 2030	-0.7%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2025	0.4%	0.4%	0.3%
2025 Median Age	35.0	35.1	37.3
Households			
2025 Estimated Households	3,551	23,379	60,511
2030 Projected Households	3,528	23,599	60,565
2020 Census Households	3,483	22,917	60,604
2010 Census Households	3,484	22,145	57,605
Projected Annual Growth 2025 to 2030	-0.1%	0.2%	-
Historical Annual Growth 2010 to 2025	0.1%	0.4%	0.3%
Race and Ethnicity			
2025 Estimated White	54.4%	49.6%	59.3%
2025 Estimated Black or African American	25.8%	29.8%	24.4%
2025 Estimated Asian or Pacific Islander	9.1%	7.7%	6.7%
2025 Estimated American Indian or Native Alaskan	0.4%	0.7%	0.4%
2025 Estimated Other Races	10.3%	12.3%	9.1%
2025 Estimated Hispanic	10.4%	12.7%	8.7%
Income			
2025 Estimated Average Household Income	\$88,688	\$94,496	\$107,526
2025 Estimated Median Household Income	\$68,222	\$72,552	\$85,704
2025 Estimated Per Capita Income	\$40,047	\$38,273	\$42,366
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.8%	4.8%	3.6%
2025 Estimated Some High School (Grade Level 9 to 11)	3.6%	5.5%	4.8%
2025 Estimated High School Graduate	38.7%	28.6%	28.5%
2025 Estimated Some College	16.8%	19.1%	17.4%
2025 Estimated Associates Degree Only	6.9%	9.0%	9.0%
2025 Estimated Bachelors Degree Only	22.6%	22.1%	23.2%
2025 Estimated Graduate Degree	8.7%	10.9%	13.4%
Business			
2025 Estimated Total Businesses	408	3,605	7,733
2025 Estimated Total Employees	7,556	54,777	108,507
2025 Estimated Employee Population per Business	18.5	15.2	14.0
2025 Estimated Residential Population per Business	19.4	16.1	19.9