



Retail Property For Lease



Fairfield Plaza

1283 N Fairfield Rd, Beavercreek, OH 45432

Property Description

This is a well located 34,000 square foot neighborhood shopping center at the SW corner of N. Fairfield Road and Dayton Xenia Road and directly across from a Kroger Marketplace. The center has a great number of small shop spaces with several well known, local and regional businesses. It offers great visibility and access as well as a large pylon sign. With easy access from both US-35 and I-675, customers will frequently be driving by.

Property Highlights

- Traffic counts of 21,000 VPD+ on N Fairfield Road
- 4,000 SF former medical office space available
- Facade recently refreshed and parking lot to follow!
- Newly renovated pylon sign!
- Across from a Kroger Marketplace
- Excellent visibility and easy access to both US 35 and I-675



Building Summary

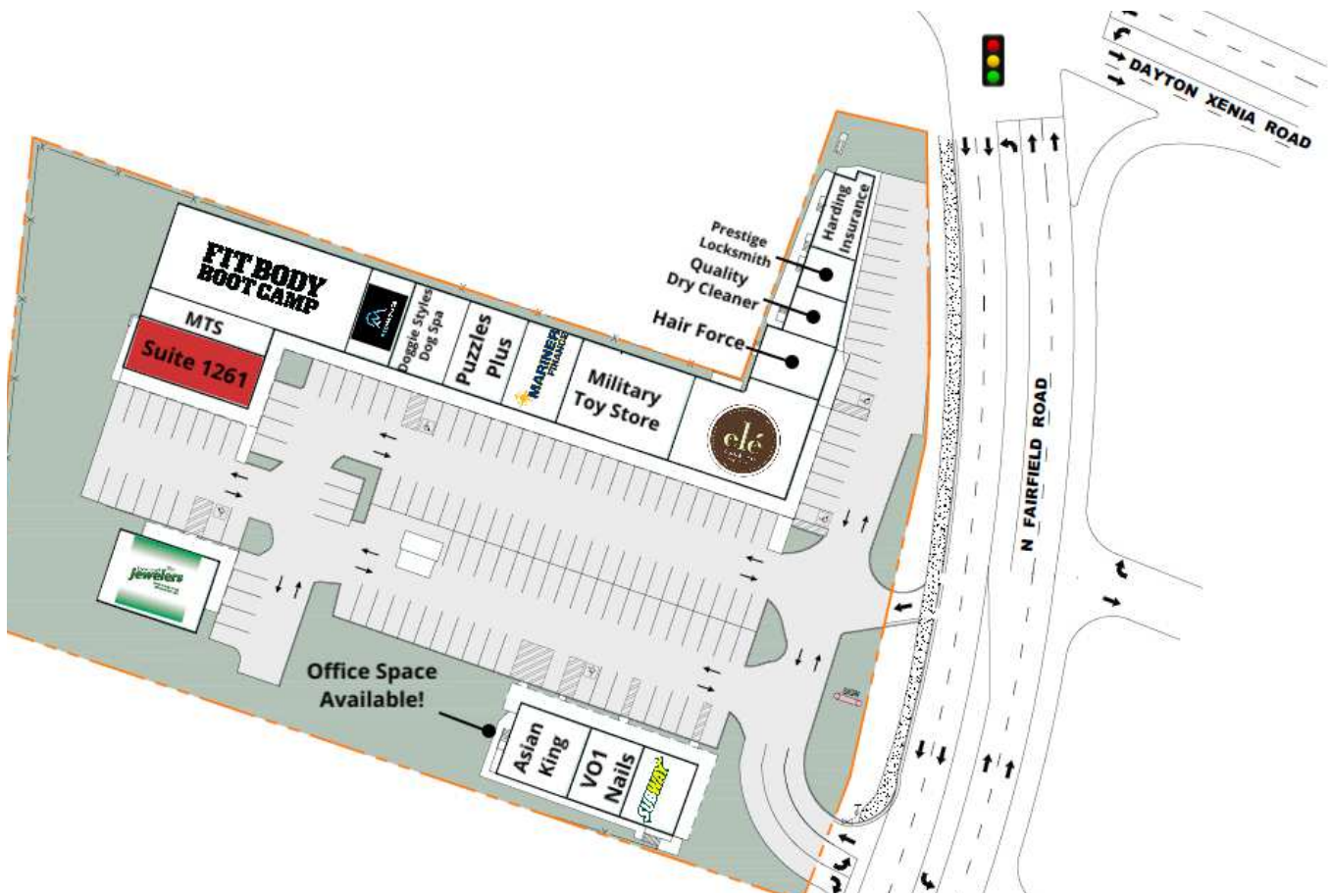
Building Size:	34,100 SF
Available SF:	1,700 - 4,000 SF
Lease Rate:	Negotiable
Operating Expenses:	\$5.04/SF



Available Spaces

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SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1259A	Asian King	1,600 SF	1265	Fit Body Bootcamp	5,434 SF	1277	Military Toy Store	2,000 SF
1259B	VO1 Nails	1,200 SF	1269	CryoMassage	1,175 SF	1279	elé Cake Company	3,260 SF
1259	Subway	1,200 SF	1273B	Puzzles Plus	1,504 SF	1283	Hair Force	1,190 SF
Office Space	Available	4,000 SF	1273	Mariner Finance	1,504 SF	1285	Quality Dry Cleaners	715 SF
1261A	Beavercreek Jewelry	2,200 SF	1275	Doggie Styles Spa	1,504 SF	1287	Prestige Locksmith	670 SF
1261	Available	1,700 SF	1271A	Military Toy Store	1,034 SF	1291	Dane Harding Insu...	975 SF
1263	MTS Aviation Dist...	1,142 SF						

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The information contained herein was obtained from sources believed reliable; however, Black Gate Partners LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

Additional Photos

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Retailer Map

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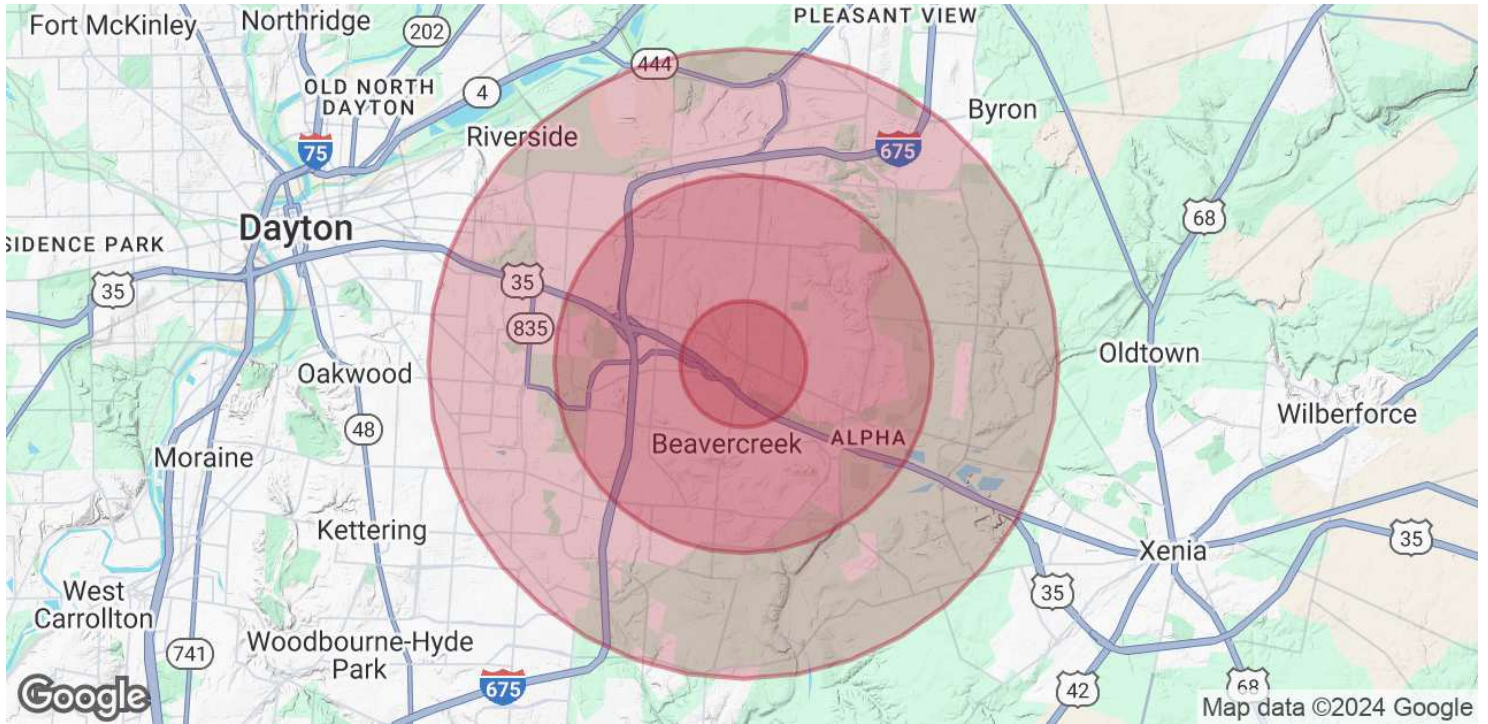


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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,679	41,688	132,408
Average Age	44.8	44.4	39.3
Average Age (Male)	44.5	42.5	37.9
Average Age (Female)	45.7	45.7	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,855	17,157	59,742
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$97,125	\$108,442	\$77,251
Average House Value	\$183,038	\$216,526	\$147,137

2020 American Community Survey (ACS)