

RETAIL FOR LEASE

REIGERT SQUARE

5096 & 5102 Pleasant Avenue, Fairfield, OH 45014



1,082 SF Available

942 SF Available

Katie Crowl
Kcrowl@lee-associates.com
D 513.588.1138

Chris Nachtrab
cnachtrab@lee-associates.com
D 513.588.1841

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

RETAIL FOR LEASE

REIGERT SQUARE

5102, 5096 & 5098 Pleasant Avenue, Fairfield, OH 45014

FOR LEASE: 942 SF & 1,082 SF

LEASE RATE: \$16.00/SF Gross

PROPERTY INFORMATION:

- Great Visibility
- Updated sidewalk
- Parking lot recently re-done
- Affordable space
- Pylon signage available. Signage has been recently updated.
- Strong daytime residential populations

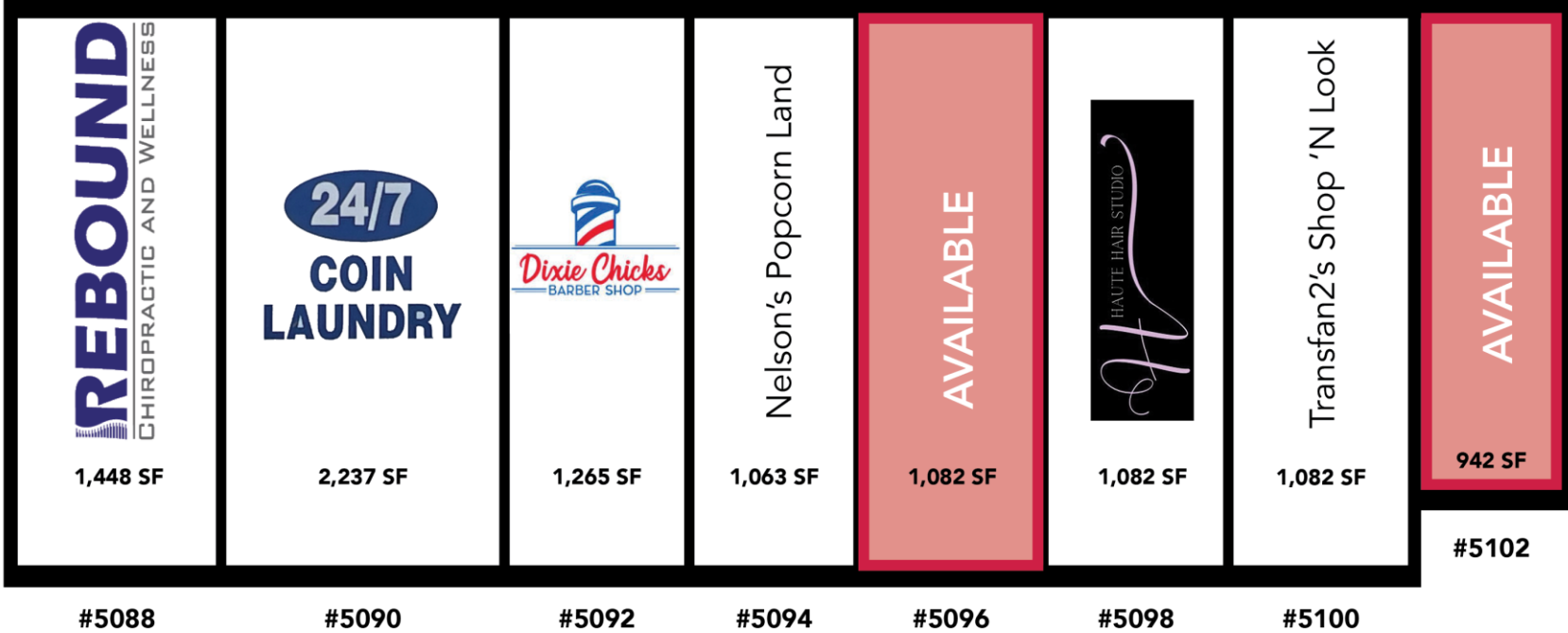
TRAFFIC COUNTS:

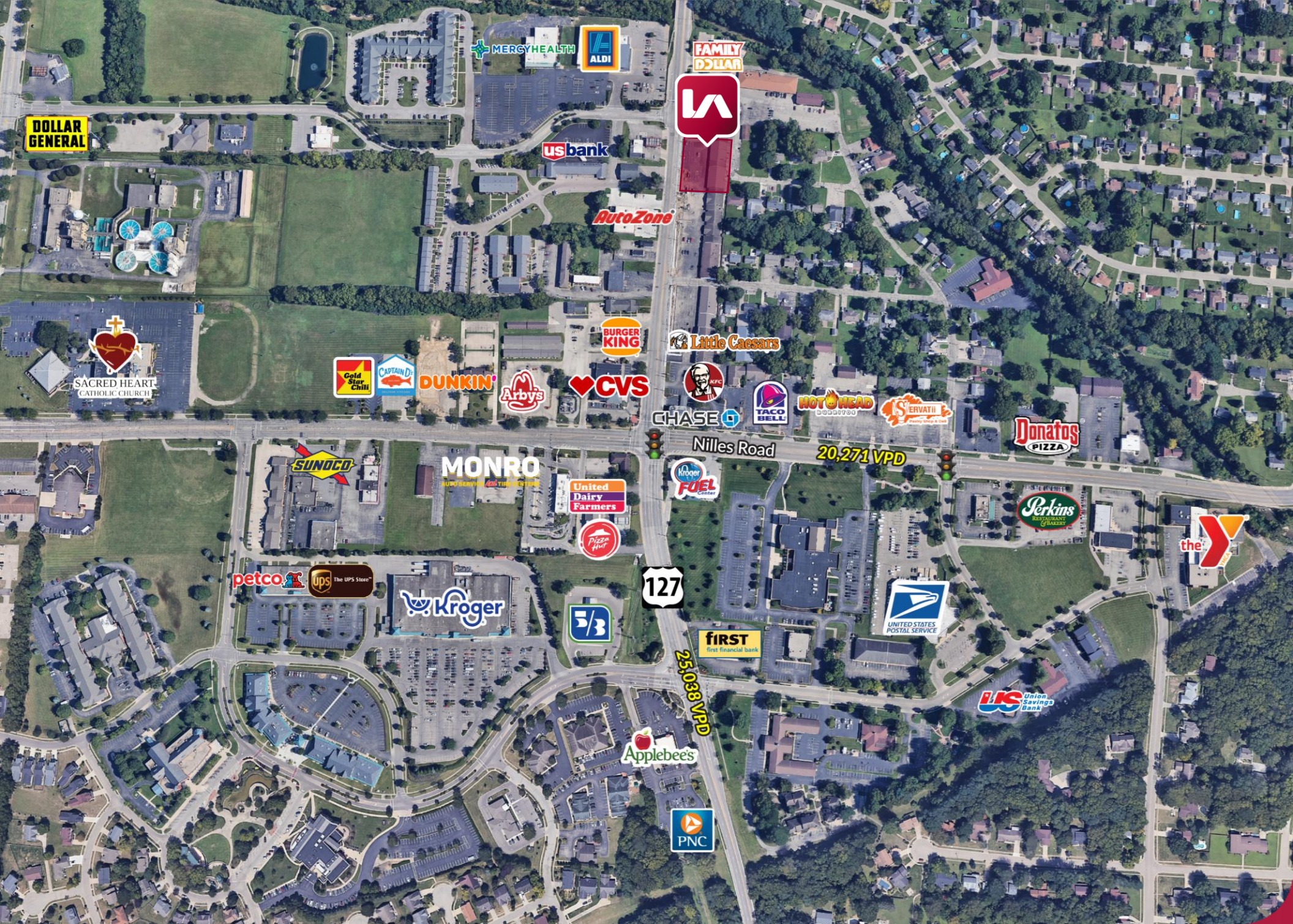
- Nilles Road – 20,271 VPD
- State Route 127 / Pleasant Avenue – 25,038 VPD



RETAIL FOR LEASE

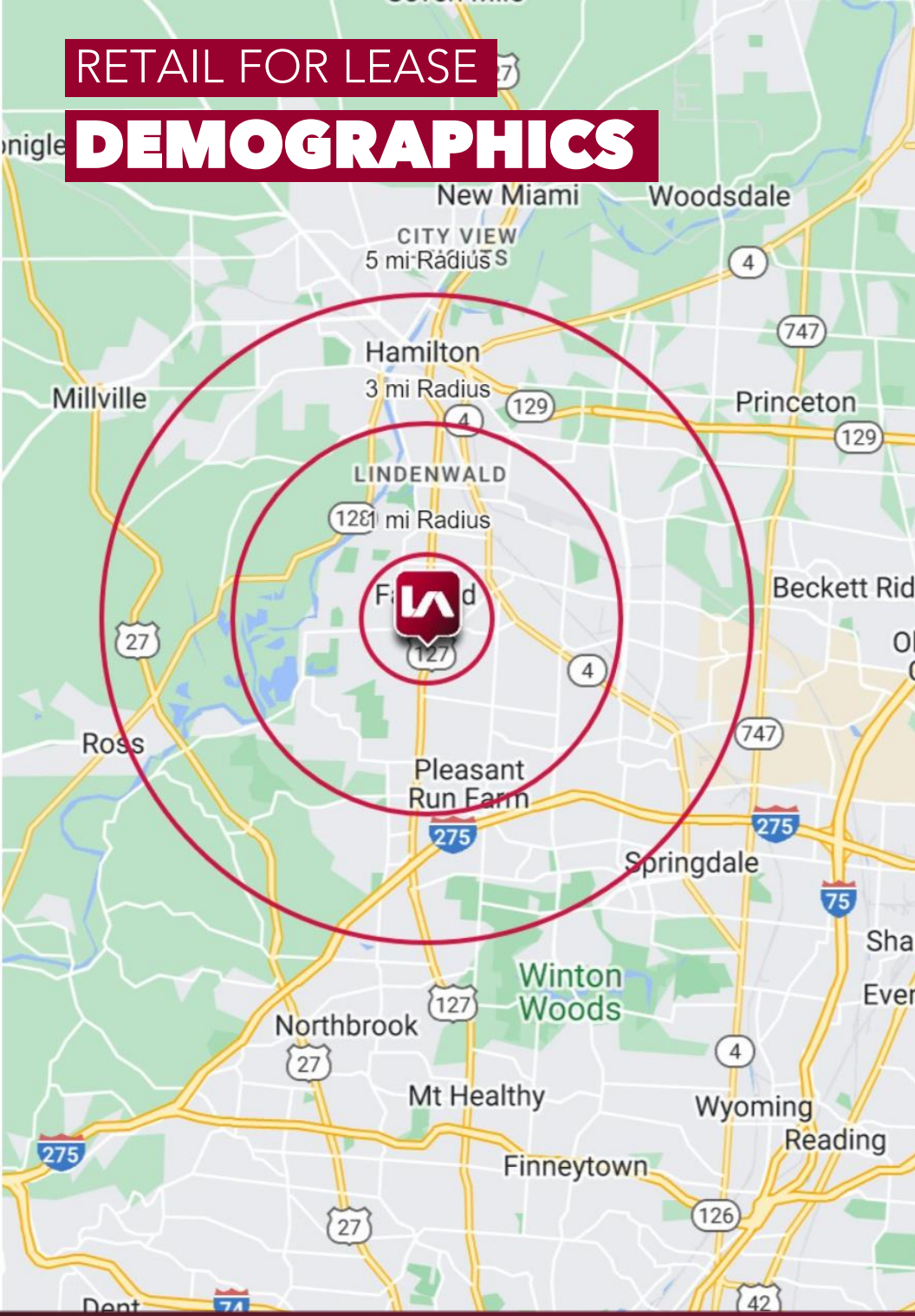
SITE PLAN





RETAIL FOR LEASE

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	9,472	58,719	145,959
2029 Projected Population	9,518	58,967	147,113
2020 Census Population	9,262	59,613	145,724
2010 Census Population	8,896	57,744	141,581
Projected Annual Growth 2024 to 2029	-	-	0.2%
Historical Annual Growth 2010 to 2024	0.5%	0.1%	0.2%
HOUSEHOLDS			
2024 Estimated Households	4,044	23,879	57,343
2029 Projected Households	4,132	24,332	58,500
2020 Census Households	3,956	23,745	56,129
2010 Census Households	3,682	22,892	54,469
Projected Annual Growth 2024 to 2029	0.4%	0.4%	0.4%
Historical Annual Growth 2010 to 2024	0.7%	0.3%	0.4%
AGE			
2024 Est. Population Under 10 Years	11.4%	12.1%	12.3%
2024 Est. Population 10 to 19 Years	11.9%	13.1%	13.5%
2024 Est. Population 20 to 29 Years	10.9%	12.8%	13.0%
2024 Est. Population 30 to 44 Years	17.6%	19.9%	20.5%
2024 Est. Population 45 to 59 Years	18.1%	18.1%	17.9%
2024 Est. Population 60 to 74 Years	19.6%	17.2%	16.4%
2024 Est. Population 75 Years or Over	10.5%	6.7%	6.5%
2024 Est. Median Age	42.8	38.5	37.7
MARITAL STATUS & GENDER			
2024 Est. Male Population	47.7%	48.9%	49.5%
2024 Est. Female Population	52.3%	51.1%	50.5%
2024 Est. Never Married	23.5%	31.3%	35.0%
2024 Est. Now Married	48.8%	44.0%	41.5%
2024 Est. Separated or Divorced	15.3%	16.9%	16.7%
2024 Est. Widowed	12.4%	7.8%	6.7%
INCOME			
2024 Est. HH Income \$200,000 or More	7.5%	5.7%	5.0%
2024 Est. HH Income \$150,000 to \$199,999	6.6%	7.7%	7.6%
2024 Est. HH Income \$100,000 to \$149,999	17.2%	16.0%	16.3%
2024 Est. HH Income \$75,000 to \$99,999	13.2%	15.0%	14.9%
2024 Est. HH Income \$50,000 to \$74,999	20.4%	18.3%	18.5%
2024 Est. HH Income \$35,000 to \$49,999	11.8%	13.7%	13.1%
2024 Est. HH Income \$25,000 to \$34,999	8.8%	10.6%	10.1%
2024 Est. HH Income \$15,000 to \$24,999	6.8%	6.4%	6.6%
2024 Est. HH Income Under \$15,000	7.7%	6.6%	7.9%
2024 Est. Average Household Income	\$93,704	\$89,217	\$87,881
2024 Est. Median Household Income	\$74,085	\$71,562	\$70,719
2024 Est. Per Capita Income	\$40,045	\$36,320	\$34,642
2024 Est. Total Businesses	301	1,804	4,803
2024 Est. Total Employees	2,187	17,134	59,131