

### AVAILABLE FOR SALE OR LEASE

#### PROPERTY HIGHLIGHTS

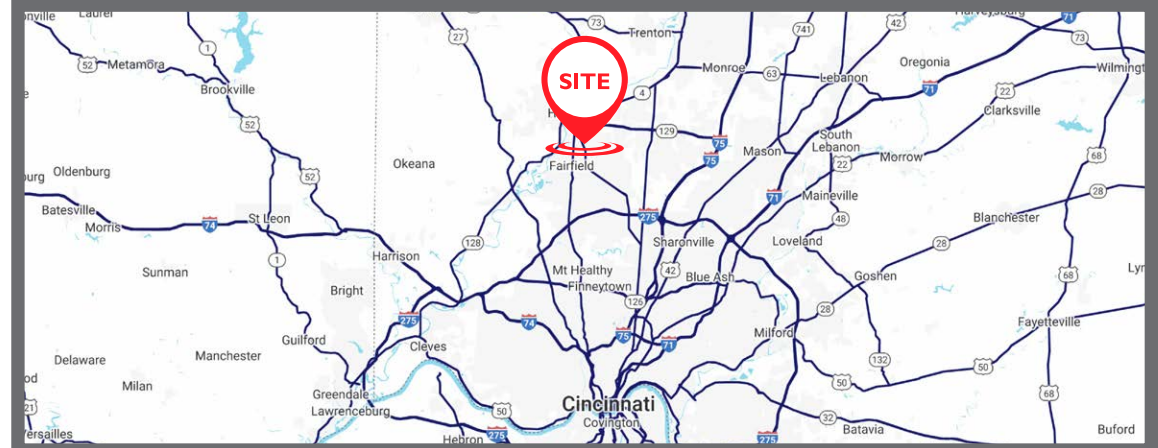
- **±1 Acre - 8.43 Acres available for sale or lease**
- Prime development opportunity along Dixie Highway in Fairfield
- Property is approximately 8.43 acres and could be demised for multiple users
- Property is free of buildings and shovel ready.
- Ideal for retail, restaurants, office, senior living, medical, light industrial and many other uses
- Strong traffic counts of 36,339 VPD along Dixie Highway
- More than 4,000 daytime employees within one mile of site.
- Traffic signal along Dixie Highway & secondary access to Symmes Road
- Site is in close proximity to Jungle Jim's International Market

#### TRAFFIC COUNTS

- 36,339 (24) VPD: Dixie Highway
- 13,658 (24) VPD: Symmes Rd

#### 2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	7,416	63,490	161,576
<b>HOUSEHOLDS</b>	3,017	25,284	62,526
<b>AVG HH INCOME</b>	\$84,999	\$88,922	\$98,689
<b>EMPLOYEES</b>	4,079	23,063	68,109



#### CONTACT

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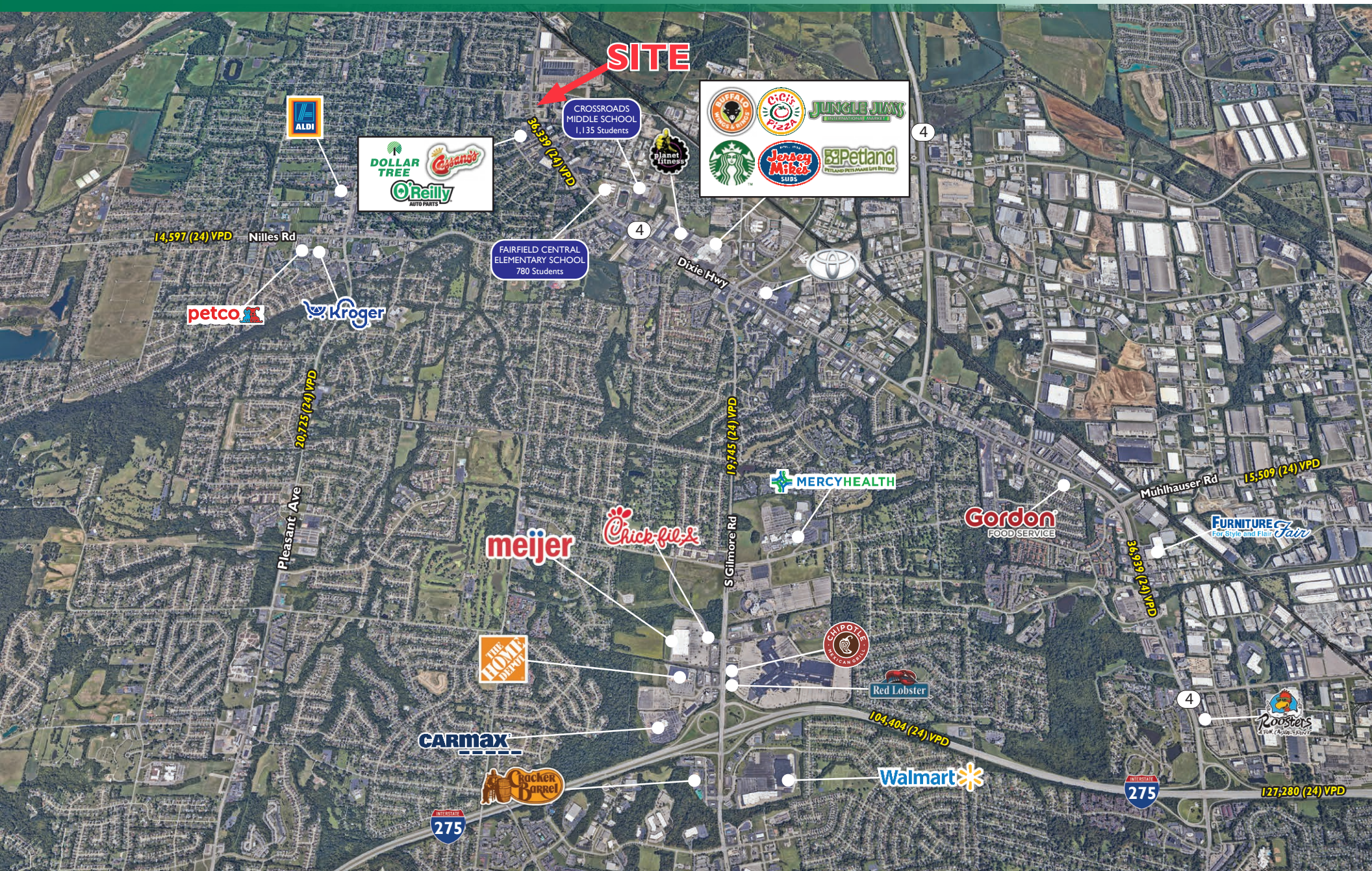
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# Development Opportunity

4670-4696 DIXIE HIGHWAY | FAIRFIELD, OH 45014

Anchor  
ASSOCIATES



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513-784-1106 | [www.anchor-associates.com](http://www.anchor-associates.com)

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