

# FOR SALE

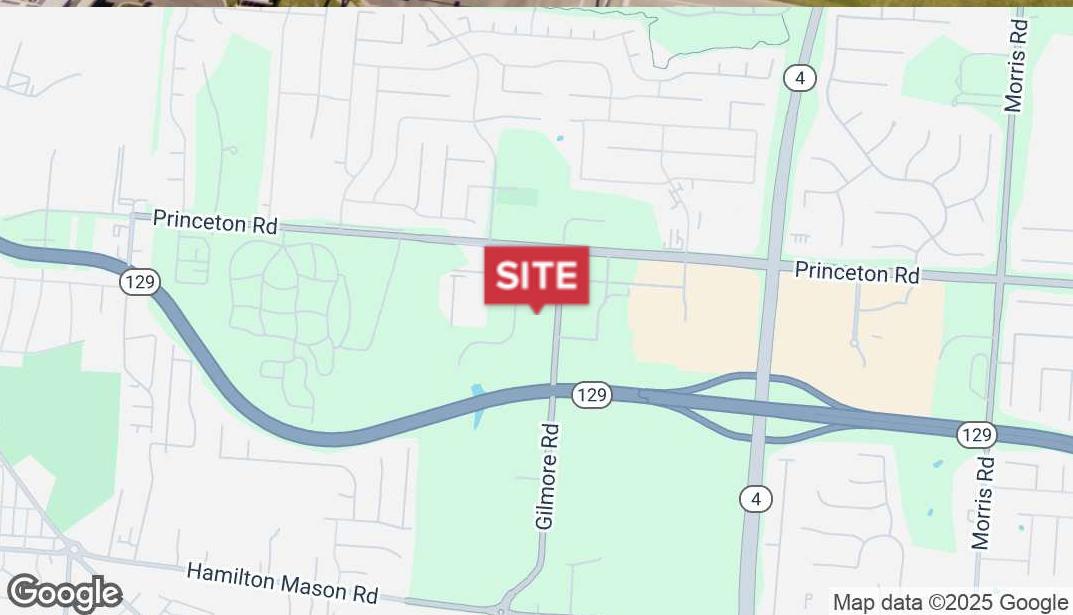
Princeton Road & Gilmore Road Fairfield Township, OH 45011



## 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



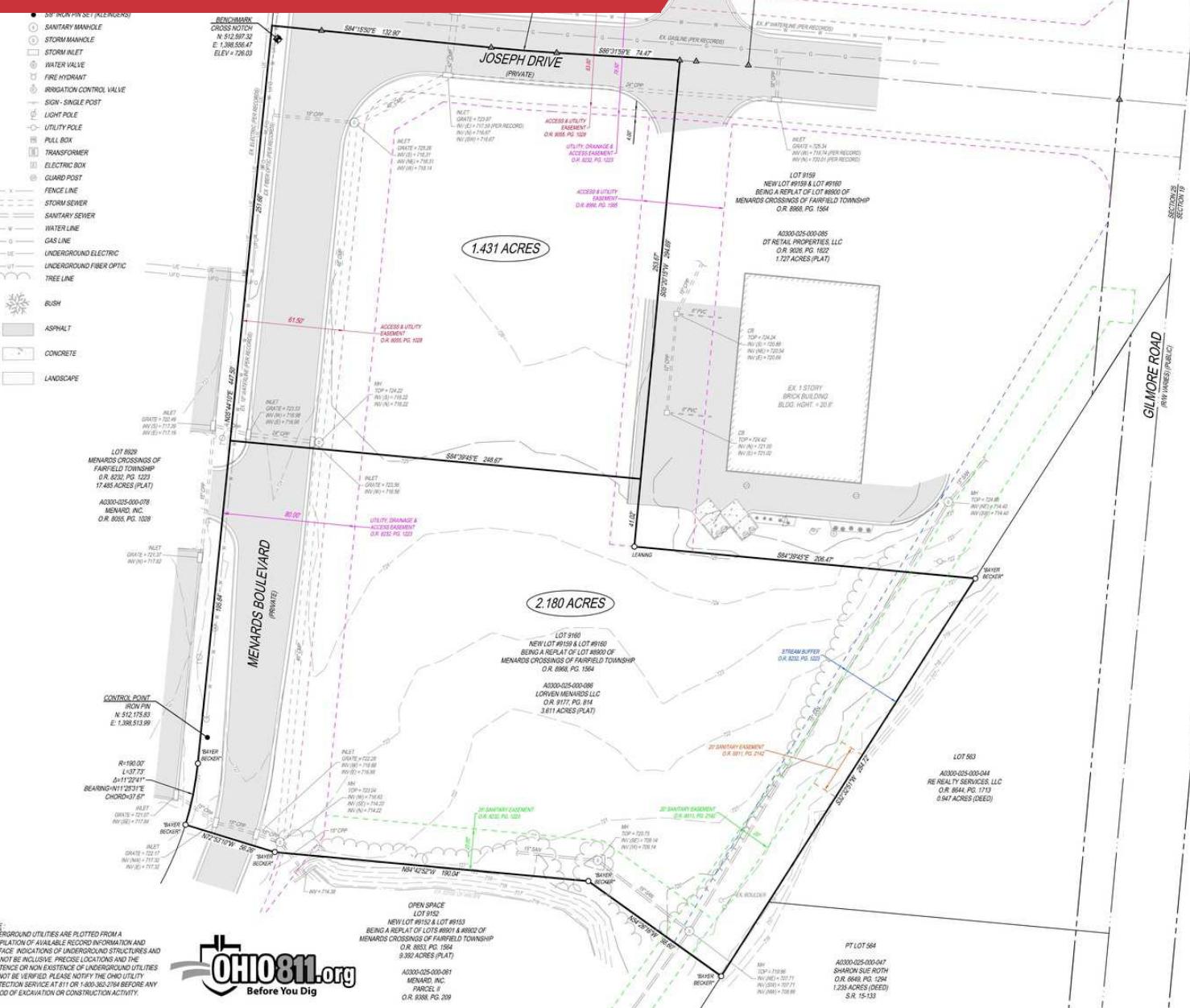
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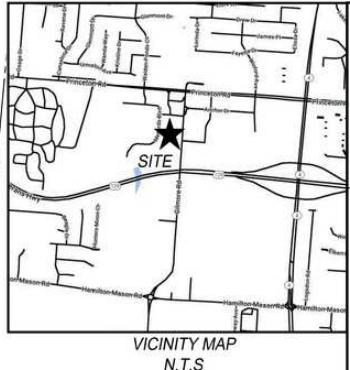
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**THE KLEINGERS GROUP**  
CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE [www.kleingers.com](http://www.kleingers.com)  
6215 Centre Park Dr. West Chester, OH 45069  
513.779.7851

SEAL:  
NO. DATE 3-7-10 DESCRIPTION ALTA - KPR

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

PROJECT NO. **DATE**  
DATE  
SCALE: 1" = 30'

0 15 30 60

**MENARDS OUTLOT**

**1 OF 1**

## SURVEYOR'S CERTIFICATION

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

WE CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD SURVEY REQUIREMENTS FOR ALTA AND NSPS SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7a, 7b, 7c, 7d, 8, 9, 11a, 12, 16, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 3-4-2024  
DATE OF PLAT OR MAP 3-2-2024

MATTHEW D. HABECK, P.S. DATE  
OHIO PROFESSIONAL SURVEYOR NO. 8611

**MalBergman**

# FOR SALE

Princeton Road & Gilmore Road Fairfield Township, OH 45011



## 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
<b>Population</b>			
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
<b>Households</b>			
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%
<b>Income</b>			
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
<b>Business</b>			
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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