

FOR SALE

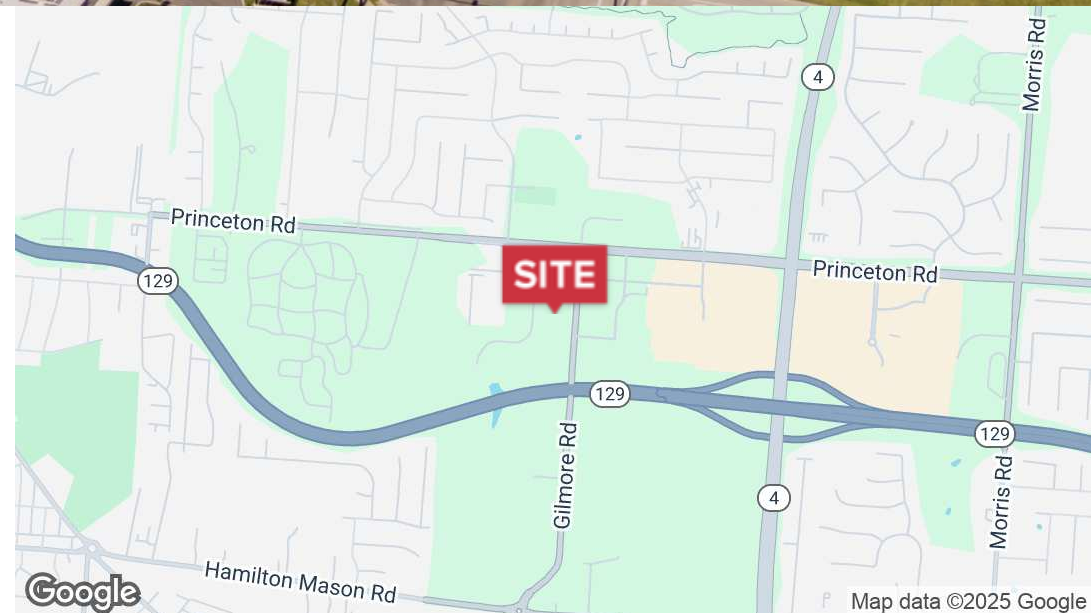
Princeton Road & Gilmore Road Fairfield Township, OH 45011



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



✉ **David Metz**
+1 513 322 6302
dmetz@bergman-group.com

✉ **Cindy Metz**
+1 513 322 6303
cmetz@bergman-group.com

FOR SALE

Princeton Road & Gilmore Road Fairfield Township, OH 45011

WALDON PONDS



PRELIMINARY

MENARDS CROSSINGS OF
FAIRFIELD TOWNSHIP
A REPLAT OF PARTS OF LOT #660
SECTION 3, TOWNSHIP 3
FAIRFIELD TOWNSHIP
BUTLER COUNTY OHIO

boyer becker
Surveyors
6800 Tenthredin Road, Suite A
Mason, OH 45040 • 513.236.8600

Drawing: 82,000 REMAINDER EXHIBIT
Drawn By: DGB
Checked By: EMS
Issue Date: 11-14-14
Sheet: EXHIBIT

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

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NABergman

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- 8" IRON PIN SET (KLEINGERS)
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- SIGN - SINGLE POST
- LIGHT POLE
- UTILITY POLE
- PULL BOX
- TRANSFORMER
- ELECTRIC BOX
- GUARD POST
- FENCE LINE
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- TREE LINE

- BUSH
- ASPHALT
- CONCRETE
- LANDSCAPE

LOT 8629
MENARDS CROSSINGS OF
FAIRFIELD TOWNSHIP
O.R. 8292, PG. 1223
17.485 ACRES (PLAT)

A3300-025-000-078
MENARDS, INC.
O.R. 8686, PG. 1038

INLET
GRAVITY = 728.96
INV (5) = 717.38
INV (6) = 717.18

INLET
GRAVITY = 723.07
INV (5) = 718.08
INV (6) = 718.08

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GRAVITY = 723.07
INV (5) = 718.08
INV (6) = 718.08



OPEN SPACE
LOT 9152
NEW LOT #9152 & LOT #9153
BEING A REPLAT OF LOTS #9001 & #9002 OF
MENARDS CROSSINGS OF FAIRFIELD TOWNSHIP
O.R. 8683, PG. 1584
9.302 ACRES (PLAT)

A3300-025-000-081
MENARD, INC.
PARCEL 1
O.R. 8686, PG. 239

LOT 9160
NEW LOT #9159 & LOT #9160
BEING A REPLAT OF LOT #8903 OF
MENARDS CROSSINGS OF FAIRFIELD TOWNSHIP
O.R. 8686, PG. 1584

A3300-025-000-086
LORVEN MENARDS LLC
O.R. 9177, PG. 914
3.611 ACRES (PLAT)

LOT 963
A3300-025-000-044
RE REALTY SERVICES, LLC
O.R. 8644, PG. 1713
9.947 ACRES (DEED)

PT LOT 564
A3300-025-000-047
SHARON SUE BORTH
O.R. 8648, PG. 1294
1.235 ACRES (DEED)
S.R. 15-133

LOT 563
A3300-025-000-044
RE REALTY SERVICES, LLC
O.R. 8644, PG. 1713
9.947 ACRES (DEED)

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A3300-025-000-044
RE REALTY SERVICES, LLC
O.R. 8644, PG. 1713
9.947 ACRES (DEED)

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A3300-025-000-044
RE REALTY SERVICES, LLC
O.R. 8644, PG. 1713
9.947 ACRES (DEED)

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A3300-025-000-044
RE REALTY SERVICES, LLC
O.R. 8644, PG. 1713
9.947 ACRES (DEED)



VICINITY MAP
N.T.S

- NOTES:**
- SOURCE DOCUMENTS AS NOTED.
 - OCCUPATION IN GENERAL FITS SURVEY.
 - MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
 - ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS".
 - DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT DEFINITION (1" = 1200/3937 METERS, OR APPROXIMATELY 1" = 0.30480061 METERS).
 - BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS) (NAD 83 - 2011).
 - PROJECT COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM.
 - ELEVATIONS ARE BASED ON NAVD 88, AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE STATIONING (VRS).
 - SITE BENCHMARK AS SHOWN HEREON.
 - SUBJECT SITE IS LOCATED IN ZONE "X". OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER A GRAPHICAL INTERPRETATION OF FEMA'S FLOOD INSURANCE RATE MAP NO. 39017C0194E WITH AN EFFECTIVE DATE OF DECEMBER 17, 2010.
 - SUBJECT SITE CONTAINS 0 PARKING SPACES.
 - AT THE TIME OF THE FIELD SURVEY, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - AT THE TIME OF THE FIELD SURVEY, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
 - SUBJECT SITE HAS INDIRECT ACCESS TO GILMORE ROAD VIA AN ACCESS EASEMENT.

NO.	DATE	DESCRIPTION
1	3-7-10	ALTA - KPR

SEAL:

NO. DATE DESCRIPTION

1 3-7-10 ALTA - KPR

NO. DATE DESCRIPTION

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1 3-7-10 ALTA - KPR



THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE

5218 Centre Park Dr.
West Chester, OH 45069
937.779.7651

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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
Population			
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
Households			
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%
Income			
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
Business			
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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