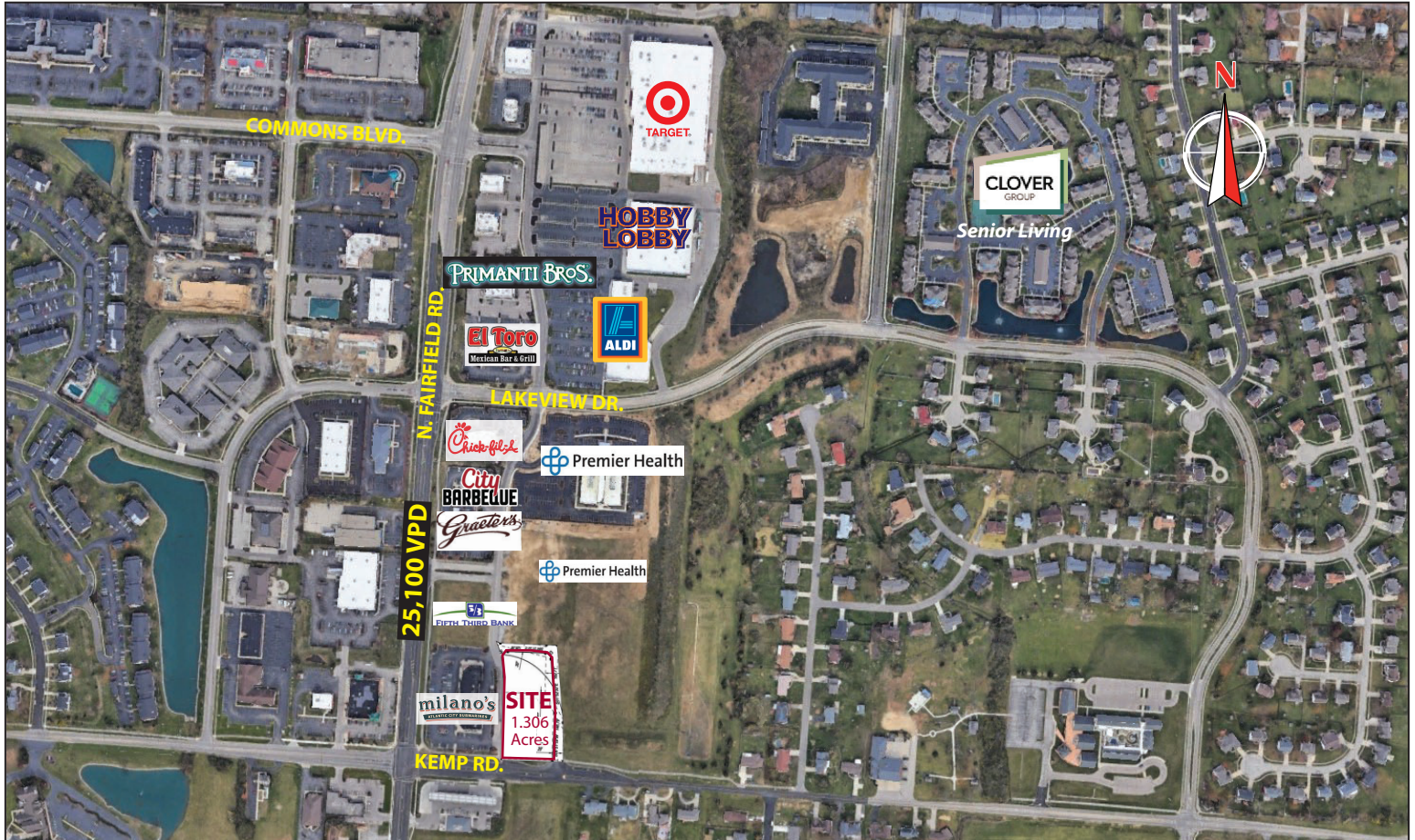


AVAILABLE

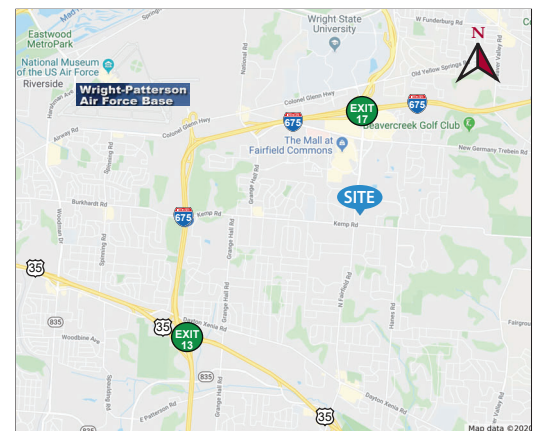


LAND FOR DEVELOPMENT

N. Fairfield Rd. at Kemp Road
Beavercreek, OH 45431



- **1.306 ACRES FOR DEVELOPMENT** in dynamic and desirable Beavercreek
- **WELL SUITED FOR OFFICE OR RETAIL USE**
- **PRIME LOCATION OFF N. FAIRFIELD ROAD**, Beavercreek's bustling super-regional retail corridor
- **ADJACENT TO** new Premier Health medical office, Aldi-anchored center, Hobby Lobby and 122,500 SF Target
- **LESS THAN ONE MILE FROM THE MALL AT FAIRFIELD COMMONS**
- **STRONG DAYTIME AND RESIDENTIAL DEMOGRAPHICS** supported by close proximity to Wright-Patterson Air Force Base, Ohio's largest single-site employer, Wright State University and Soin Medical Center



DANIELLE KUEHNLE
 937.531.5528
 jorr@oberer.com

2022 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	6,800	51,058	127,189
TOTAL EMPLOYEES	5,479	27,824	60,848
HH INCOME	\$121,798	\$99,867	\$91,530

WELCOME TO THE REGION WE KNOW

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Beavercreek, OH 45431



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