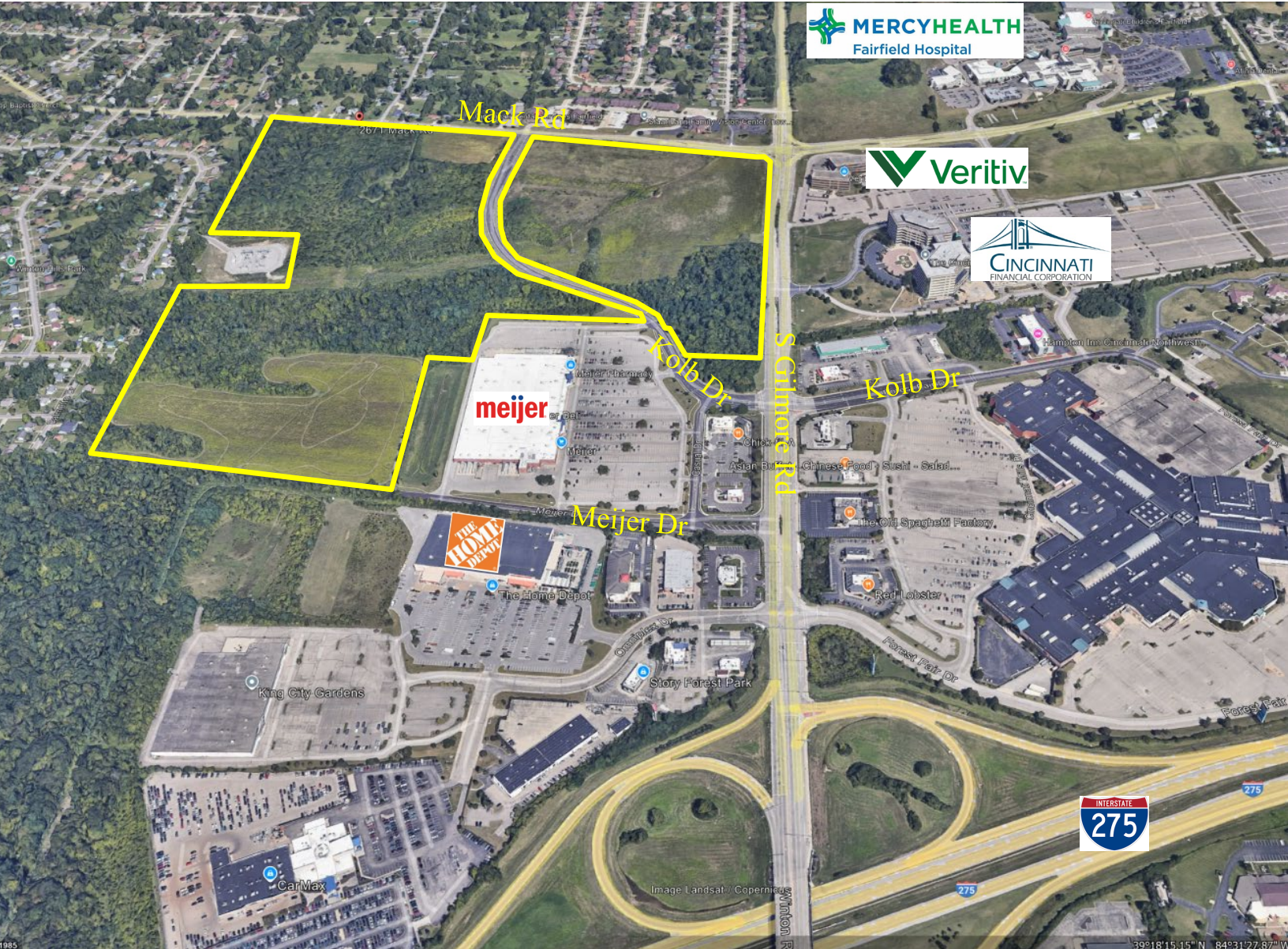


# Rare Development Opportunity

2671 Mack Rd., Fairfield, Ohio 45014  
SWC of Mack Rd. / South Gilmore Rd  
Zoned Mixed-Use PUD – 114.879 acres  
5 subareas from Approx 2.897 acres to 41.566 acres



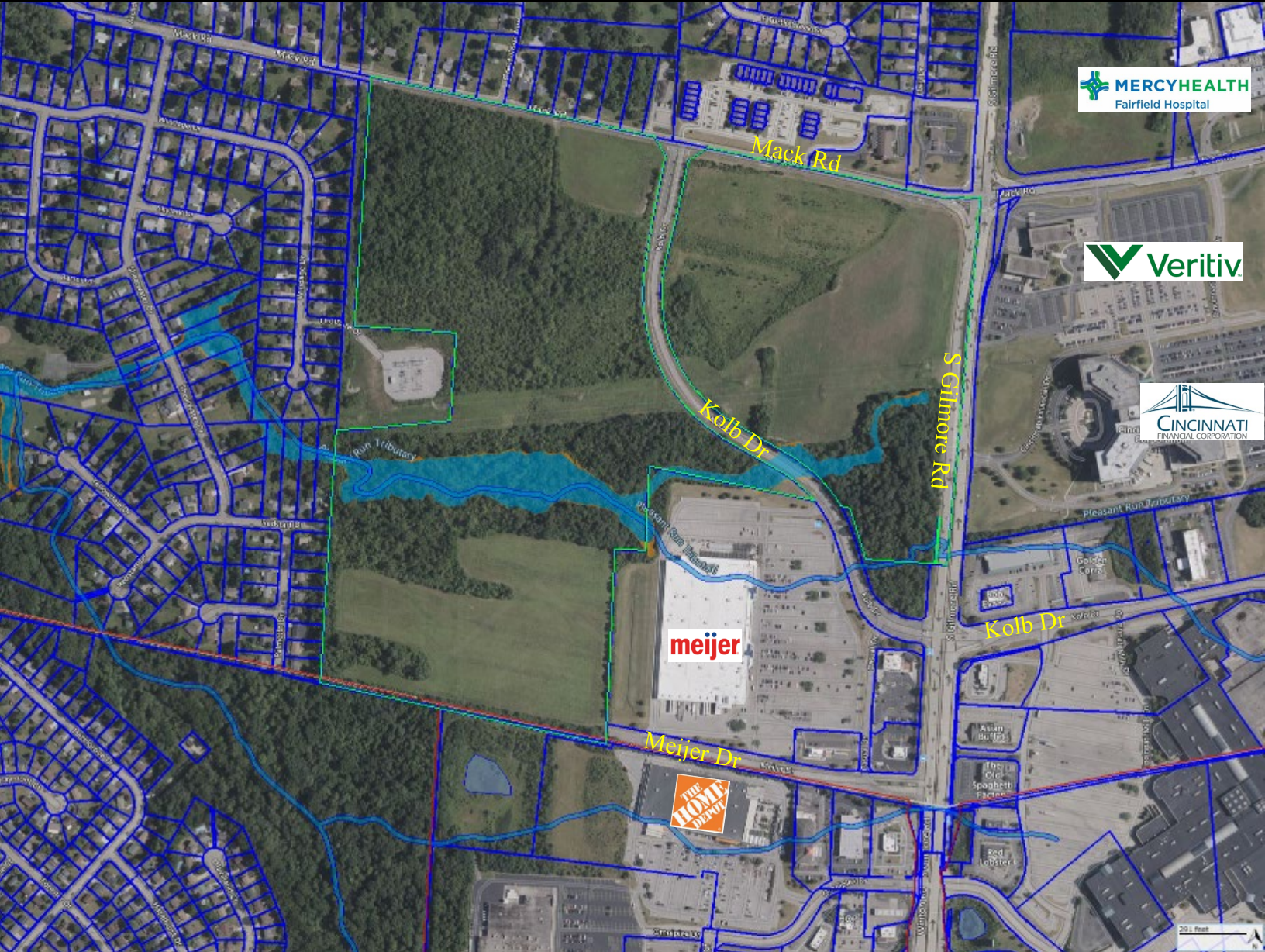
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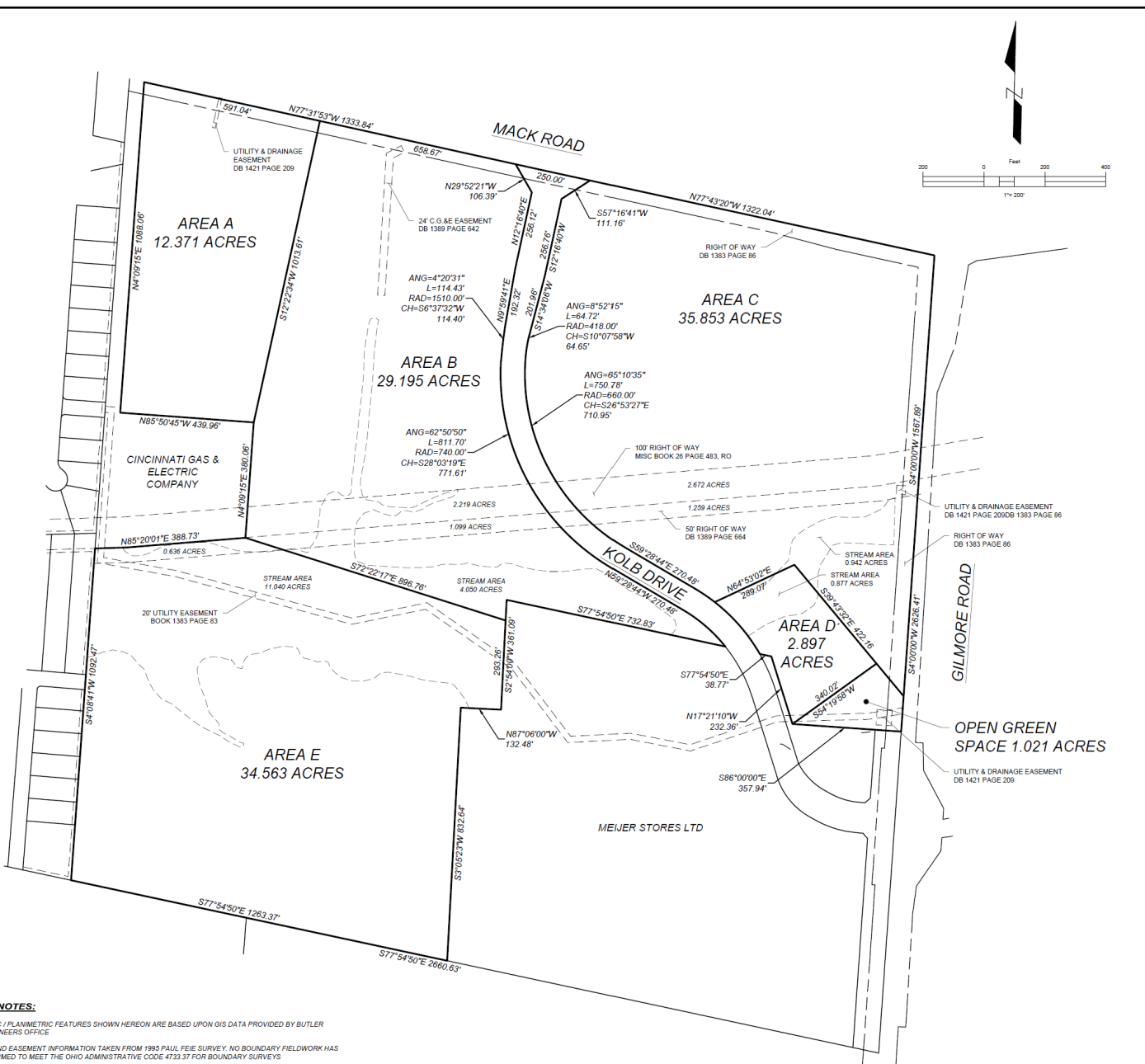
**2671 Mack Road/S. Gilmore Rd** represents a rare opportunity to acquire **114.879 acres** within one of Fairfield's most strategic growth corridors, and the last opportunity for a large-scale, high-quality development in City of Fairfield. The property is fully entitled under a **Planned Unit Development (PUD)** with an **approved Concept Plan** dividing the site into **five distinct subareas (A–E)**, allowing the property to be sold as a whole or by subarea, providing exceptional flexibility for developers and end users. Located at the southwest corner of the **South Gilmore Road / Mack Road gateway** into the City of Fairfield, the site benefits from immediate proximity to I-275, with convenient access to I-75, I-74, I-71 and the Ohio/Kentucky/Indiana tri-state area as well as to major employers, medical facilities, regional retail, recent large-scale industrial investment and residential development.

The site is well positioned for: healthcare campuses, medical/office users, skilled nursing, assisted living, independent living, institutional, mixed-use, retail/services, light industrial/flex, select residential development and master-planned development. The Comprehensive Plan encourages flexibility and mixed-use development in this gateway corridor

- 114.879 acres positioned at signalized intersections
- Approximately 6,426' roadway frontage and visibility along South Gilmore Rd (1,590'), Mack Rd (2,656') and Kolb Dr (2,180').
- Directly adjacent to 3 of Fairfield's largest employers (5,200 combined employees): Cincinnati Financial (Fortune 500 headquarters), Veritiv Corporation (Fortune 500), and Mercy Health Fairfield Hospital.
- Recent adjacent investments include Chick-fil-A, Dunkin', Freddy's Steakhouses, Mercy Health medical offices, Hillwood's 715,700 SF industrial facility (Project Tetras) on the back half of Forest Fair Mall site and the recently approved Whispering Hills development just north of Mack Rd
- Strong demographics with 151,067 population (5-mile) and \$113,539 Average HH income (1-mile).
- Surrounded by national retailers and dense residential neighborhoods.
- Kolb Drive, a public roadway, bisects the site and provides internal circulation.

**DISCLAIMER:** This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Hanna Commercial Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Hanna Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Hanna Commercial

Subarea	List Price	Approx. Price/Acre	Acres
	\$32,044,375	\$278,940	114.879
Area A	\$3,092,750	\$250,000	12.371
Area B	\$7,298,750	\$250,000	29.195
Area C	\$13,988,000	\$390,149	35.853
Area D	\$1,086,375	\$375,000	2.897
Area E	\$6,578,500	\$190,334	34.563
			114.879



REVISION	
DATE	
PROJECT NO.	1/31/25
DATE	1/31/25
SCALE	1" = 200'
DRAWN BY	MAJW
CHECKED BY	MAJW
PROJECT NO.	1203 Walnut Street 2nd Floor Cincinnati, OH 45202 513.272.3300 PAC: 907.465.0743
PROJECT NAME	<b>SITE MAP - LOT #485</b> <b>SECTION 25</b> <b>TOWN 2 RANGE 2</b> CITY OF FAIRFIELD FAIRFIELD TOWNSHIP, BUTLER COUNTY OH
SHEET NO.	1 OF 1

**SURVEY NOTES:**  
 TOPOGRAPHIC / PLANIMETRIC FEATURES SHOWN HEREON ARE BASED UPON GIS DATA PROVIDED BY BUTLER COUNTY ENGINEERS OFFICE.  
 BOUNDARY AND EASEMENT INFORMATION TAKEN FROM 1995 PAUL FEJE SURVEY. NO BOUNDARY FIELDWORK HAS BEEN PERFORMED TO MEET THE OHIO ADMINISTRATIVE CODE 4733.37 FOR BOUNDARY SURVEYS

**Address:** [2671 Mack Rd, Fairfield, OH 45014](#)

**Acreage:** [114.879 acres](#)

**Municipality:** City of Fairfield

**County:** Butler County

**School District:** Fairfield CSD

**Road Frontage:** Mack Rd - 2,656'  
South Gilmore Rd – 1,590'  
Kolb Dr – 2,180'

**Curb Cuts:** Concept plan shows 3 curb cuts, 1 at Kolb Drive/Mack Rd, and 2 additional on Mack Road. If warranted, the property may have 2 additional curb cuts on South Gilmore north of Meijer. Additional curb cuts on the parcel, as a whole or in individual areas, may be granted by the City if warranted.

**Parcel Number:** [A0700018000002](#) [Auditor GIS Aerial Map](#)

**Traffic Count (2024):** Mack Rd – 17,031 Daily Traffic  
South Gilmore Rd – 36,580 Daily Traffic

**Utilities:** [City of Fairfield Public Utilities Department](#) (Water & Sanitary)  
[Utilities Location Map](#)  
Duke Energy Co (Electric and Natural Gas)

**Current Zoning:** [PUD \(Ordinance 18-95\)](#) [PUD Concept Colored Map](#)

**Zoning Code:** [Planning & Zoning Code Part Eleven \(March 2024\)](#)

**Comprehensive Plan:** [Fairfield Forward Comprehensive Plan \(December 2019\)](#)

**Future Land Use:** Mixed Use – [Future Land Use Map \(August 2019\)](#)

**Use Table:** [1131.10 Non-Residential Districts Use Table & Standards](#)

**Surveys:** [Survey Map 2-11-2025](#) [Topo Survey Map](#)

**FEMA Firm Panels:** [East Portion of Site](#) [West portion of site](#)  
[FIRMette Map East Portion of site](#)  
[FIRMette Map West Portion of site](#)

**Wetlands Map:** [National Wetlands Inventory Map](#)

**Demographics:** [Regis - Demographics and Demo Rings Map \(Feb 2026\)](#)

**Medical / Healthcare / Senior Housing – Primary Subareas: A, B, C & E**

Entitled healthcare campus adjacent to Mercy Health Fairfield Hospital with PUD framework that supports:

- medical office, assisted living, nursing, rehabilitation, and hospital uses, allowing a healthcare system or developer to move directly into FDP-level planning without rezoning risk.

**Institutional / Office / R&D – Primary Subareas: A, B & C**

- Campus-scale office opportunity in a stabilized employment corridor.
- Well suited for a corporate or institutional campus within Subareas B & C
- Existing zoning supports office, R&D, education, and government uses, with strong arterial access and long-term visibility.

**Master Developer / Mixed-Use – Subareas: A, B, C & E**

- Residential, employment, medical/office, senior housing and commercial uses

**Sit-Down Restaurant – Subarea D**

- Subarea shall be a sit-down restaurant or other uses approved by City of Fairfield

**Institutions and Office (B-1) District****Permitted Uses:**

Community Facility  
 Cultural Facility  
 Education Facility, Public or Private  
 Essential Service  
 Govt Facility  
 Public Recreation Facility, Indoor or Outdoor  
 Assisted Living Facility  
 Medical Office (High Intensity)  
 Medical Office (Low Intensity)  
 Nursing and Rehabilitation Facility  
 Office, General

**Permitted with Standards:**

Animal Hospital, Veterinary Clinic  
 Daycare Center  
 Financial Establishment, Banks with Drive-Thru  
 Hospital  
 Research Development Laboratory Facility

**Conditional uses:**

Residential Facility, Large  
 Residential Treatment Facility, Large  
 Religious Facility  
 Club/Lodge, Private  
 Recreation Facility, Indoor or Outdoor

## Potential Uses (Fairfield Forward Comp Plan outlines)

**General Commercial:** General Commercial land uses - mixed-use single or multi-tenant commercial buildings (including strip commercial), providing:

- retail, dining, lodging, entertainment, professional and service
- drive-through and drive in establishments are supported in these locations.

**Neighborhood Commercial:** Neighborhood Commercial serving:

- convenience retail and personal service
- best located at intersections and primary and secondary thoroughfares

**High Density Residential:** Multi-Family Residential land use provide:

- high density attached residential dwelling options with high quality, multi-story buildings and integrated open spaces.
- should be walkable/connected to pedestrian sidewalk system.

### Light Industrial / Employment

While governed by a PUD referencing B-1 uses, the location and access of Subarea E is logical for:

- light industrial, flex industrial, advanced manufacturing, or high-employment logistics uses.
- The City recently supported large-scale industrial development at the former Forest Fair Mall site for Hillwood's 715,700-SF Project Tetras for a national hardware distributor.

Mixed Use PUD Development Opportunity

Area Retailers, Banks, Restaurants & Hotels

Area Retail, Banks  
Restaurants & Hotels

Demographics	1 mile	3 mile	5 mile
Population	6,399	72,392	151,067
Households	2,611	28,874	59,948
Total Employees	2,429	36,297	82,648
Med HH Income	\$79,575	\$76,972	\$75,180
Ave HH Income	\$113,539	\$96,875	\$95,456



# TRAFFIC COUNT

MACK RD 17,031 (2024)

S. GILMORE RD 36,580 (2024)

Traffic Count

