

# FOR SALE/LEASE/BTS

Princeton Road & Gilmore Road Fairfield, OH 45011



## NAI Bergman

### Land | Menards Outlots

- Retail / Office Outlots For Sale or Build to Suit - .83 to 2.83 acre sites 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
- Outlots Starting at \$275,000



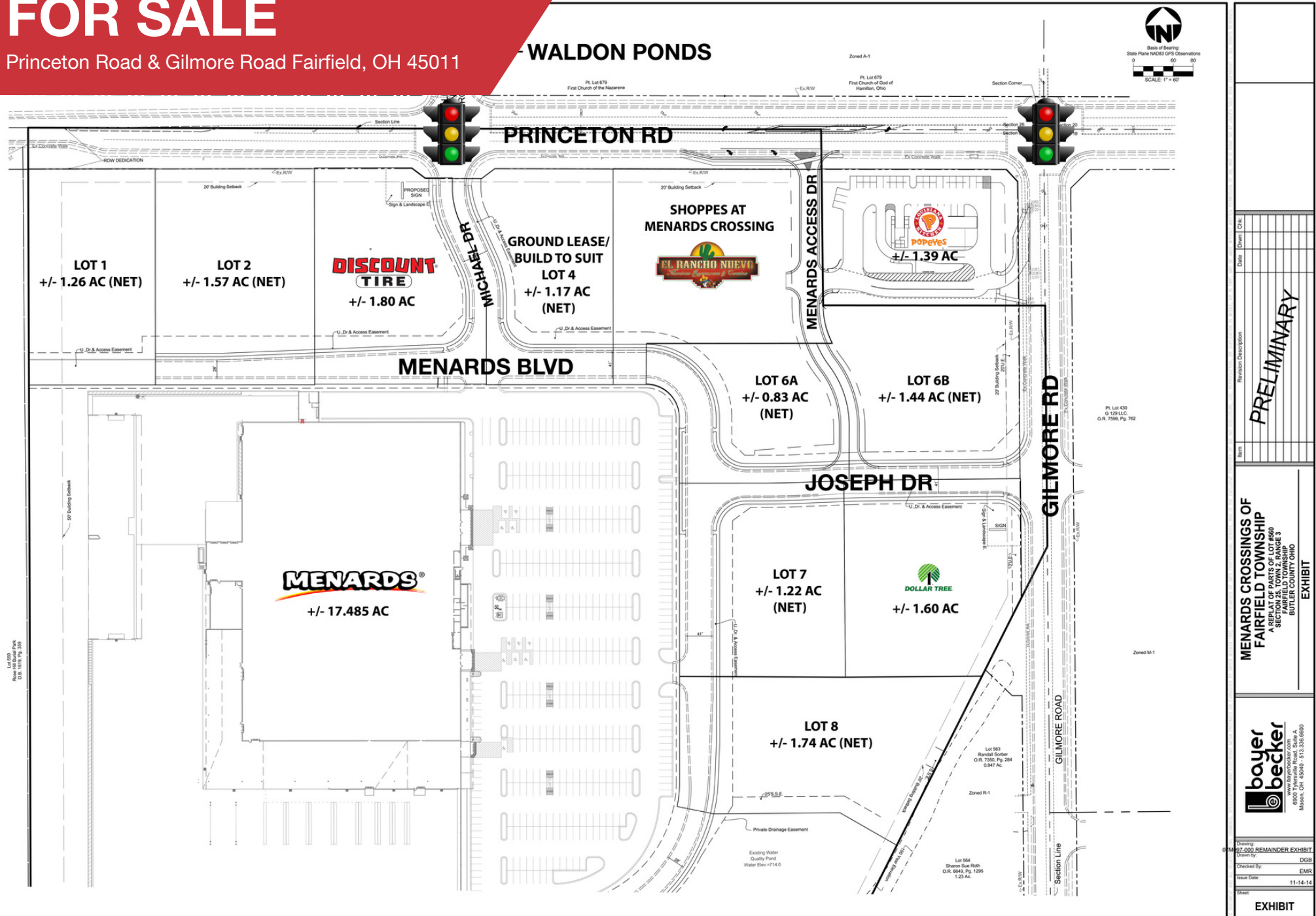
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## WALDON PONDS



PRELIMINARY

MENARDS CROSSINGS OF  
FAIRFIELD TOWNSHIP  
A REPLAT OF PARTS OF LOT 8680  
SECTION 25, TOWN 2, RANGE 3  
FAIRFIELD TOWNSHIP  
BUTLER COUNTY, OHIO

**bayer becker**  
www.bayerbecker.com  
10000 N. Highways 4 & 16  
Mason, OH 45040 • 513.338.6600

Planning  
07/27/2007 REMAINDER EXHIBIT  
Drawn by: DGB  
Checked by: EMR  
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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## 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 0.83-acre to 2.83-acres.

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## SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3912/-84.5147

RS1

| Princeton Rd & Gilmore Rd |                                         | 1 mi radius | 3 mi radius | 5 mi radius |
|---------------------------|-----------------------------------------|-------------|-------------|-------------|
| POPULATION                | 2018 Estimated Population               | 6,738       | 60,775      | 139,983     |
|                           | 2023 Projected Population               | 6,967       | 64,275      | 146,155     |
|                           | 2010 Census Population                  | 6,231       | 59,403      | 137,282     |
|                           | 2000 Census Population                  | 3,321       | 50,174      | 119,254     |
|                           | Projected Annual Growth 2018 to 2023    | 0.7%        | 1.2%        | 0.9%        |
|                           | Historical Annual Growth 2000 to 2018   | 5.7%        | 1.2%        | 1.0%        |
|                           | 2018 Median Age                         | 37.4        | 35.1        | 36.9        |
| HOUSEHOLDS                | 2018 Estimated Households               | 2,443       | 22,311      | 54,623      |
|                           | 2023 Projected Households               | 2,502       | 23,383      | 56,387      |
|                           | 2010 Census Households                  | 2,155       | 20,875      | 51,345      |
|                           | 2000 Census Households                  | 1,131       | 18,013      | 45,019      |
|                           | Projected Annual Growth 2018 to 2023    | 0.5%        | 1.0%        | 0.6%        |
|                           | Historical Annual Growth 2000 to 2018   | 6.4%        | 1.3%        | 1.2%        |
| INCOME                    | 2018 Estimated Average Household Income | \$111,227   | \$81,685    | \$83,508    |
|                           | 2018 Estimated Median Household Income  | \$89,988    | \$67,217    | \$71,279    |
|                           | 2018 Estimated Per Capita Income        | \$40,596    | \$30,343    | \$32,763    |

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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