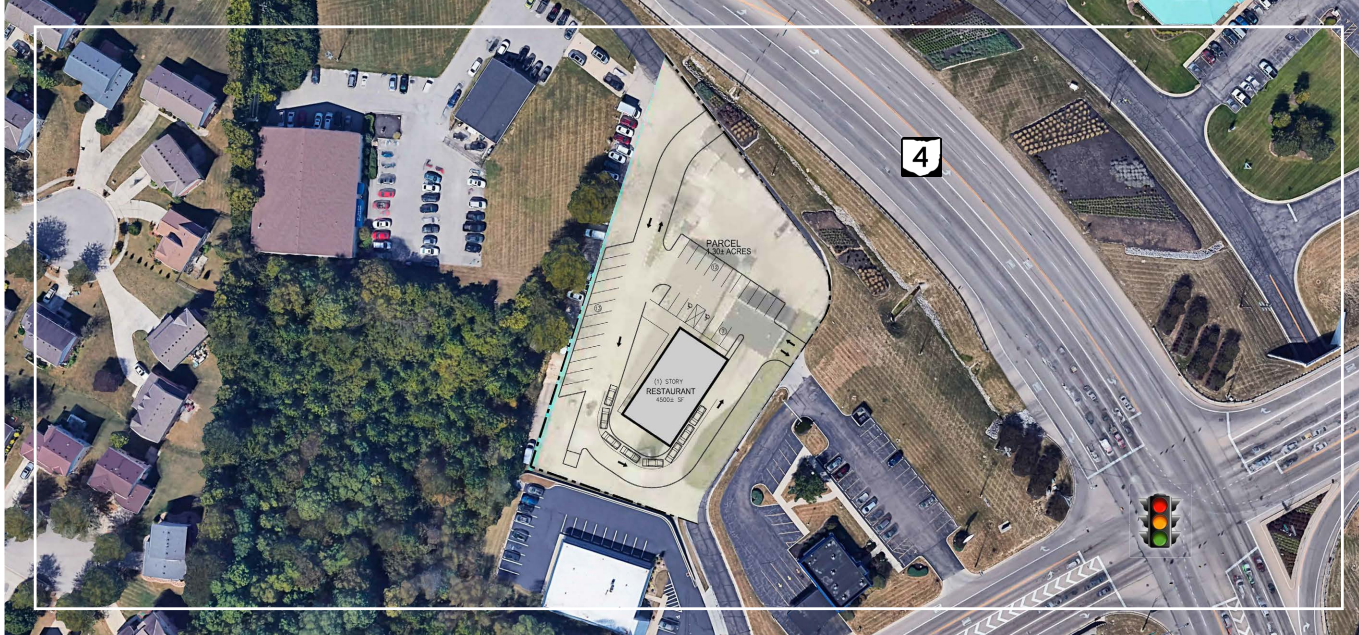


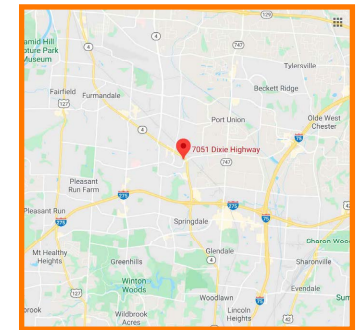
FAIRFIELD DEVELOPMENT



Peter Joseph
View Other Listings



- Contact Card
- (513) 477-2726
- pjoseph@midlandretail.com



7051 Dixie Highway
Fairfield, OH 45014

AVAILABILITY

- 1.5 Acres
- Build to Suit or Ground Lease

FEATURES

- Easy access to I-275, I-75, Highway 747, and Route 4
- Adjacent to several area amenities including hotels, dining and retail
- Great visibility and access at signalized intersection of Dixie Hwy and Mack Road

TRAFFIC COUNTS

VPD	Street/Intersection
38,650	Dixie Highway
16,232	Mulhauser Road

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	5,350	56,005	148,075
Daytime Population	9,191	82,045	181,215
Households	2,364	22,669	57,704
Average HH Income	\$57,205	\$70,925	\$86,858



[View More Information](#)

**MIDLAND
RETAIL**

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 6125 E Kemper Road
 Cincinnati, Oh 45241
 (513) 891-2526



TRADE AREA

Fairfield Development
Build to Suit or Ground Lease



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AERIAL

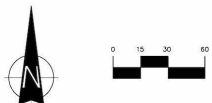
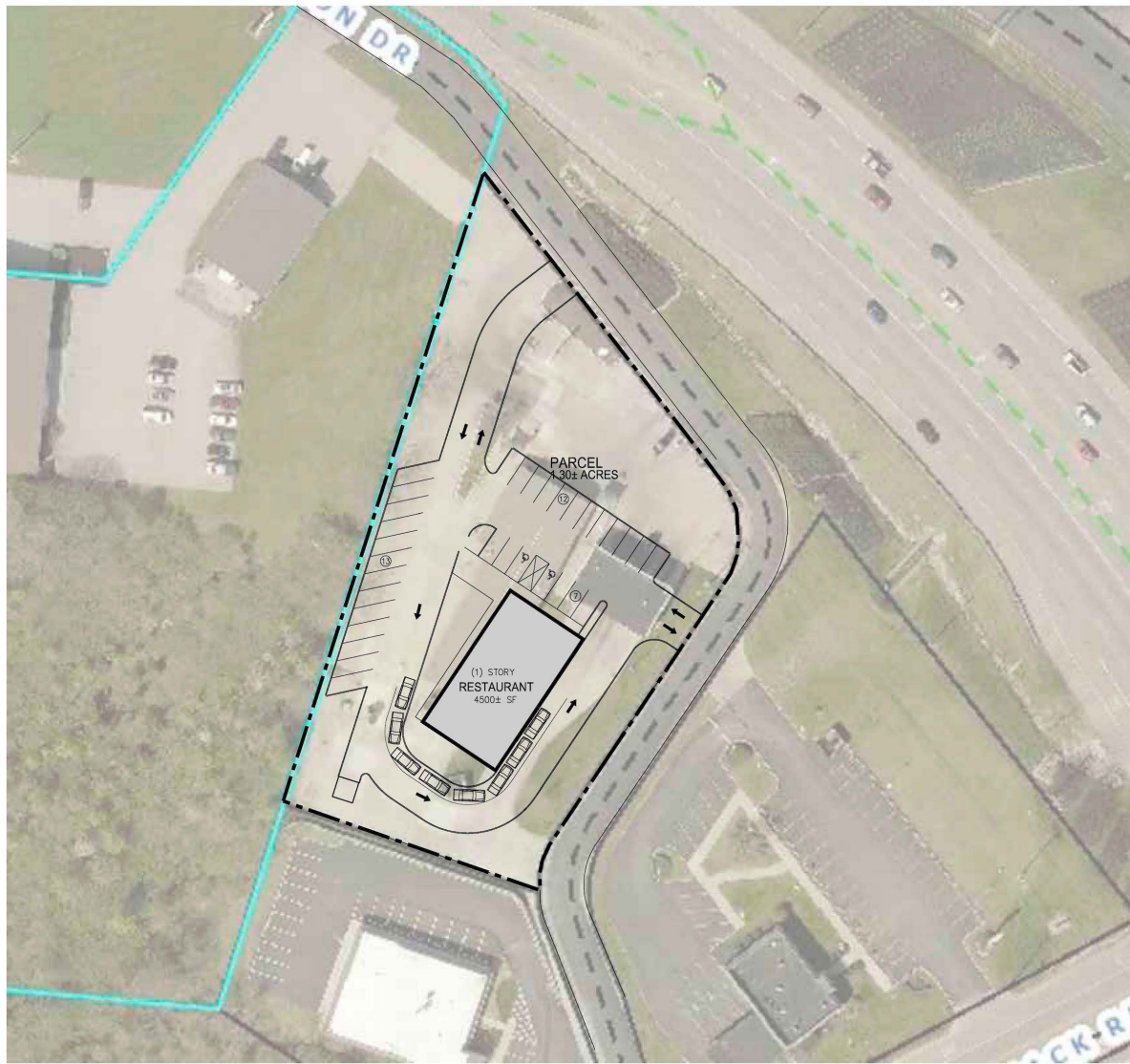
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PROPOSED DEVELOPMENT

7051 DIXIE HIGHWAY
FAIRFIELD, OH

CONCEPTUAL DEVELOPMENT PLAN

7/9/20

SITE PLAN

Fairfield Development
Build to Suit or Ground Lease



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2020 Demographics

Fairfield Development
7051 Dixie Hwy, Fairfield, Ohio, 45014
Rings: 1, 3, 5 mile radii

Latitude: 39.31501
Longitude: -84.48967

Population	1 mile	3 miles	5 miles
2020 Total Population	5,350	56,005	148,075
2025 Total Population	5,491	56,799	150,831
2020-2025 Population: Annual Growth Rate	0.52%	0.28%	0.37%
2020 Total Daytime Population	9,191	82,045	181,215
2020 Female Population	2,760	29,291	77,036
2020 Male Population	2,589	26,714	71,039
2020 Median Age	36.3	36.6	38.8
Households	1 mile	3 miles	5 miles
2020 Total Households	2,364	22,669	57,704
2025 Total Households	2,419	22,969	58,753
2020-2025 Households: Annual Growth Rate	0.46%	0.26%	0.36%
2020 Average Household Size	2.20	2.44	2.54
2020 Dominant Tapestry Segment Name	Young and Restless	Rustbelt Traditions	Rustbelt Traditions
Home Value	1 mile	3 miles	5 miles
2020 Average Home Value	\$128,728	\$136,424	\$166,645
2025 Average Home Value	\$152,133	\$181,615	\$223,859
2020 Median Home Value	\$128,728	\$136,424	\$166,645
2025 Median Home Value	\$157,021	\$151,866	\$186,306
Income	1 mile	3 miles	5 miles
2020 Average Household Income	\$57,205	\$70,925	\$86,858
2025 Average Household Income	\$60,668	\$76,681	\$95,185
2020 Median Household Income	\$46,389	\$55,205	\$62,487
2025 Median Household Income	\$48,106	\$57,588	\$66,389
2020-2025 Median Household Income: Annual Growth Rate	0.73%	0.85%	1.22%
2020 Per Capita Income	\$25,710	\$28,887	\$33,927
2025 Per Capita Income	\$27,160	\$31,201	\$37,164
2020-2025 Per Capita Income: Annual Growth Rate	1.10%	1.55%	1.84%
Race and Hispanic Origin	1 mile	3 miles	5 miles
Diversity Index	74.2	73.2	62.4
Educational Attainment (Age 25+)	1 mile	3 miles	5 miles
Less than 9th Grade	93	1,464	2,684
9-12th Grade/No Diploma	240	2,121	4,517
High School Diploma	1,228	10,444	25,100
GED/Alternative Credential	93	1,303	3,171
Some College/No Degree	775	7,587	19,879
Associate's Degree	313	3,083	9,137
Bachelor's Degree	578	7,942	23,422
Graduate/Professional Degree	364	3,836	13,476
Educational Attainment Base	3,684	37,780	101,386
Business Summary	1 mile	3 miles	5 miles
Total Businesses	416	3,333	6,793
Total Employees	11,616	77,657	138,648
Total (SIC01-99) Sales (\$000)	\$2,302,597	\$16,729,536	\$28,193,625
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2020 Annual Budget Expenditures	\$118,195,139	\$1,390,409,788	\$4,291,536,137
2025 Annual Budget Expenditures	\$128,344,335	\$1,523,306,206	\$4,787,529,212
2020 Retail Goods	\$34,498,481	\$412,127,925	\$1,281,327,903
2025 Retail Goods	\$37,455,853	\$451,390,413	\$1,429,197,271
2020 Food	\$14,412,407	\$166,782,309	\$506,477,973
2025 Food	\$15,655,608	\$182,773,379	\$564,920,801