



FOR SALE | LAND

2.1 AC COMMERCIAL LAND IN FAIRFIELD, OHIO

2.1 Acres - Pleasant Ave., Fairfield, OH 45014



SALE OVERVIEW

SALE PRICE:	\$129,900
LOT SIZE:	2.1 Acres
APN #:	A0700020000013
ZONING:	Neighborhood Business [C-1]
MARKET:	Cincinnati
SUB MARKET:	Fairfield [Butler County]
CROSS STREETS:	Pleasant Ave. And John Gray Rd.
TRAFFIC COUNT:	18,588

PROPERTY DESCRIPTION

Owner says sell! 2.1 acres commercial land in Fairfield, Ohio. Rare infill site in established Fairfield community. Terrific opportunity for commercial or mixed-use development. High-traffic corner location! Approximately 150,000 people in 5 miles! Driveway in place at north end of site.

Additional 22 acres available to the south - asking \$899,000 for the package (24+ acres total).

LOCATION OVERVIEW

Located just 1.5 miles from I-275 / St. Rt. 127 [Hamilton Ave.] exit! Across from a number of businesses including Walgreens, Family Video, Marco's Pizza, Carpet Discounter, Fairfield Storage, and The Goddard School. Downtown Hamilton, OH is less than 15 minutes north. Downtown Cincinnati is 30 minutes south.



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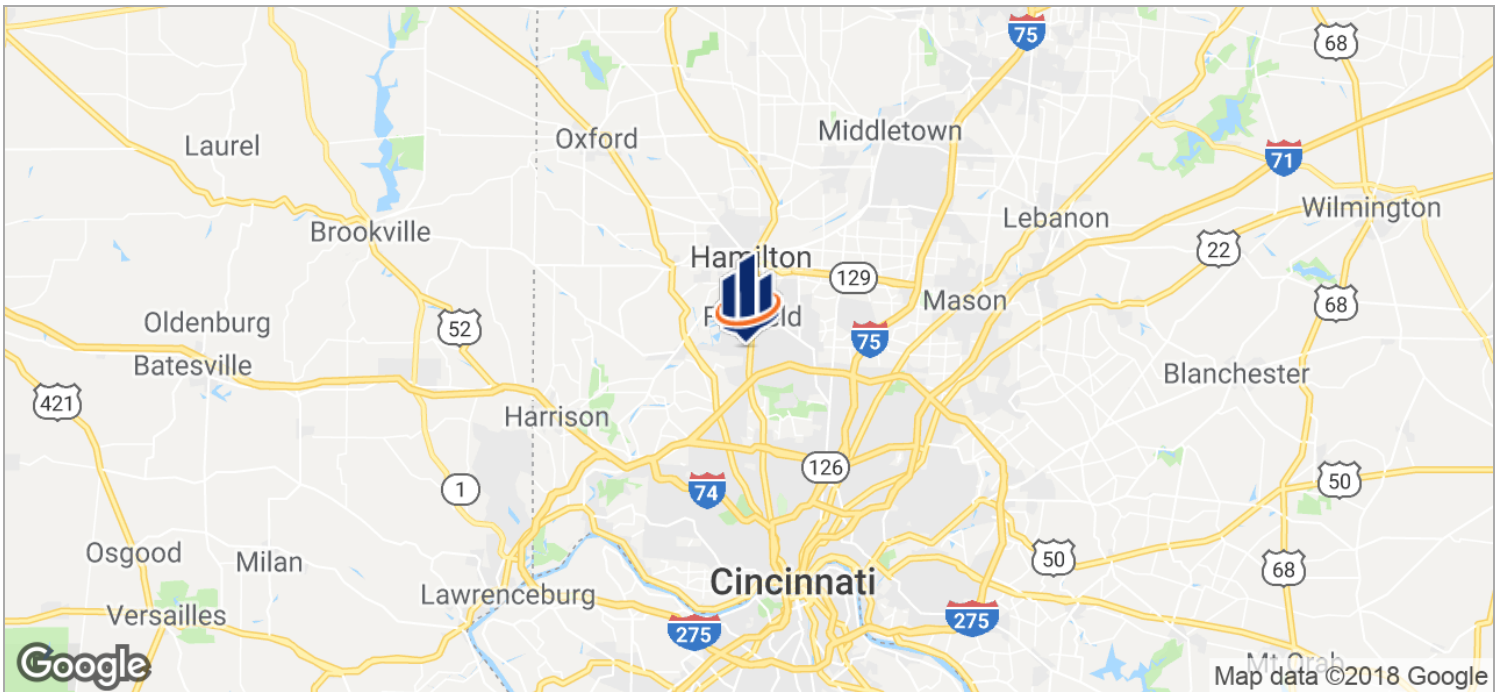
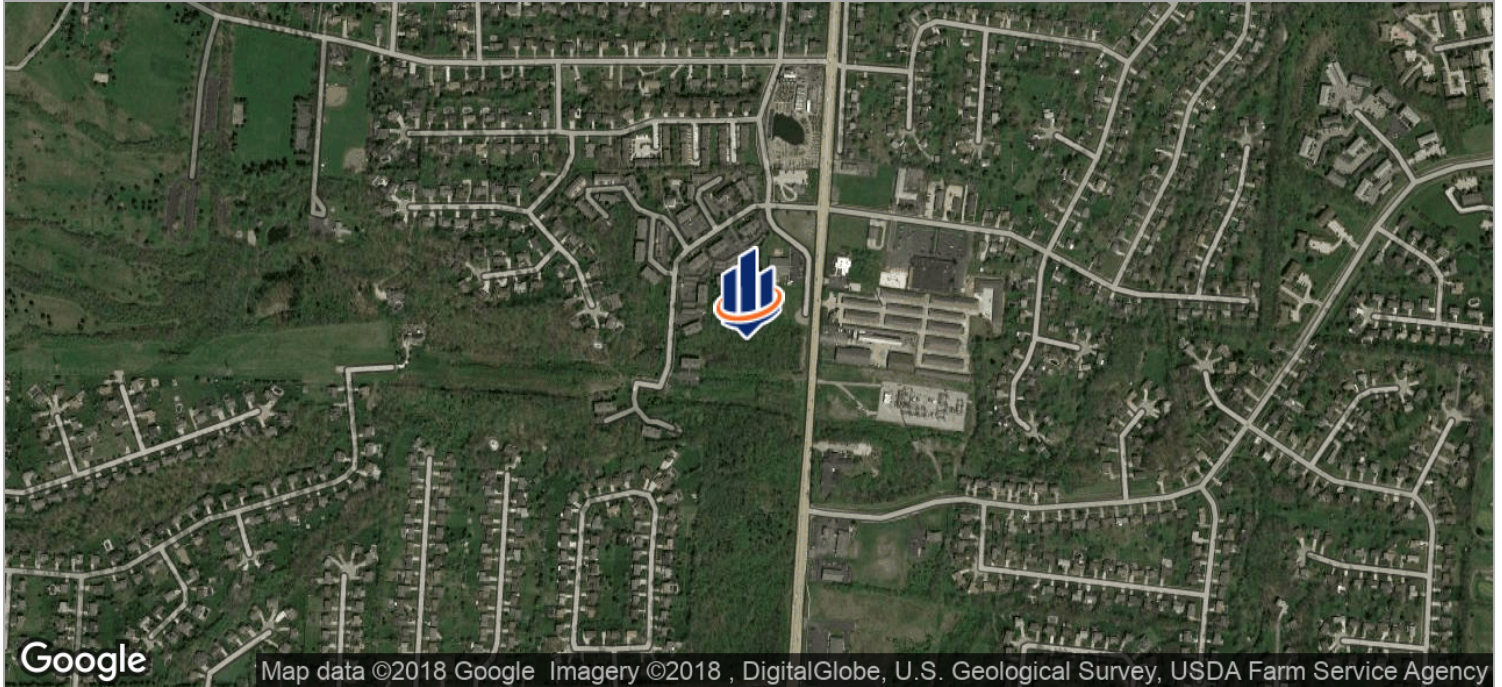
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2.1 AC COMMERCIAL LAND IN FAIRFIELD, OHIO

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Division Scenario 1 Large Lot Split

- 4.75 AC at \$200,000
- 6.75 AC at \$300,000
- 5 AC at \$250,000
- 6 AC at \$400,000
- Total of **\$1,150,000**

\$850,000 for all 24 AC!



The above represents a hypothetical lot split scenario. Final lot split approval required by sellers and corresponding government bodies. Sellers open to other scenarios as small as 1 acre.



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Division Scenario 2

Small Lot Split

(with road access)

- 2.1 AC at \$129,900
- 4.9 AC at \$275,000
- 2.9 AC at \$195,000
- 3 AC at \$200,000
- 3 AC at \$300,000
- Total of **\$1,099,900**

\$850,000 for all 24 AC!



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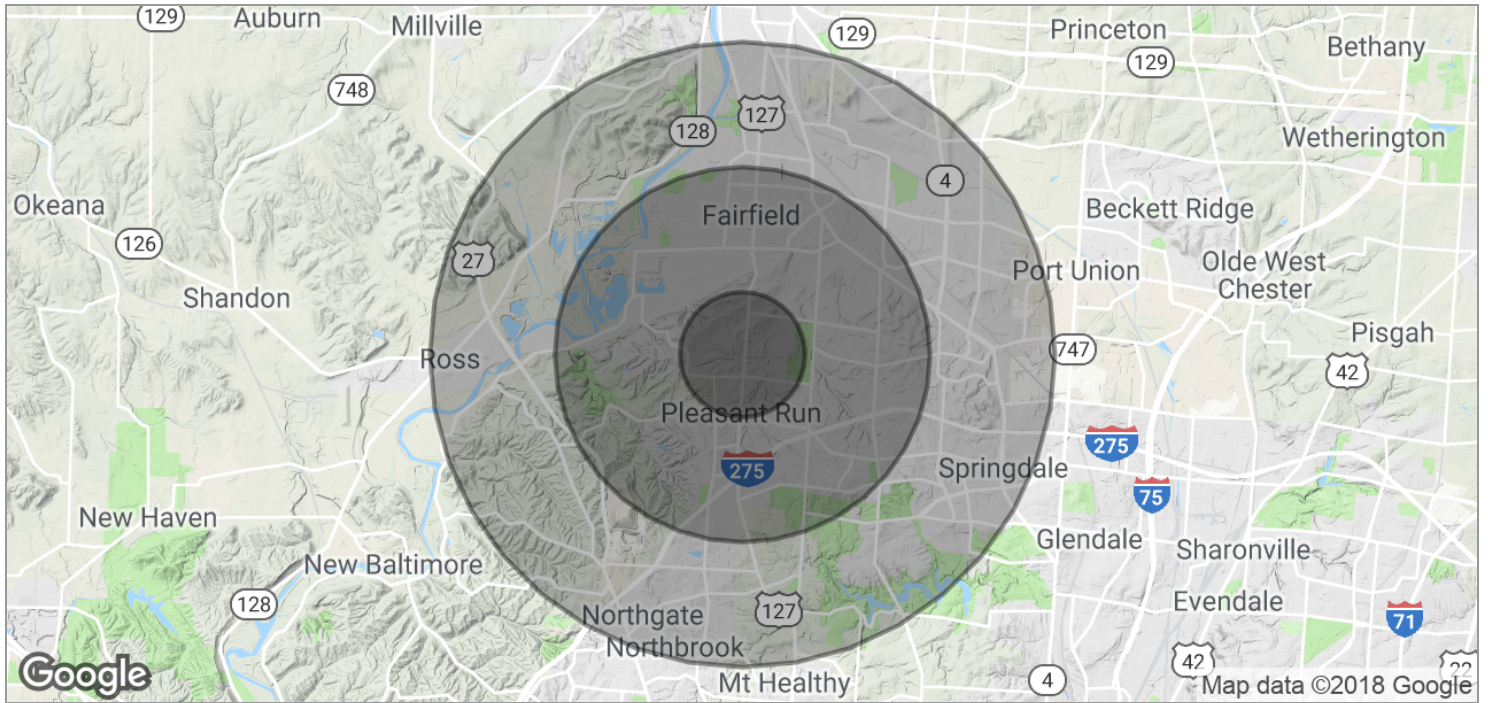
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,512	58,819	148,749
MEDIAN AGE	40.2	37.9	36.9
MEDIAN AGE (MALE)	41.5	37.2	35.6
MEDIAN AGE (FEMALE)	39.3	38.5	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,205	22,476	57,032
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$76,508	\$68,573	\$61,969
AVERAGE HOUSE VALUE	\$165,083	\$162,601	\$154,896



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