



# OBERER

REALTY SERVICES, LTD.

## FOR SALE 1505 N. FAIRFIELD RD.

Beavercreek, Ohio 45432



- **UP TO 1 ACRE OUTPARCEL AVAILABLE FOR DEVELOPMENT** on N. Fairfield Rd. at Lantz Rd. in Beavercreek just south of The Mall at Fairfield Commons
- **PART OF A NEW \$30 MILLION DEVELOPMENT** that will accommodate retail, restaurant, office and residential uses
- **PRIME LOCATION ON THE N. FAIRFIELD ROAD RETAIL CORRIDOR** between I-675/The Mall at Fairfield Commons and Dayton Xenia Road/US 35
- **HIGH VISIBILITY** with direct frontage on N. Fairfield Rd. offering drive-by traffic of 24,600 cars per day
- **CONVENIENT ACCESS TO/FROM US 35, I-675**
- **STRONG DEMOGRAPHICS**

2017 DEMOGRAPHICS	1 mile	3 mile	5 mile
POPULATION	5,501	44,667	135,252
HH INCOME	\$98,257	\$99,872	\$73,276
TOTAL EMPLOYEES	4,163	24,457	60,898

**CALL CHRIS CONLEY OR DANIELLE KUEHNLE**  
at 937-910-0851 for more information

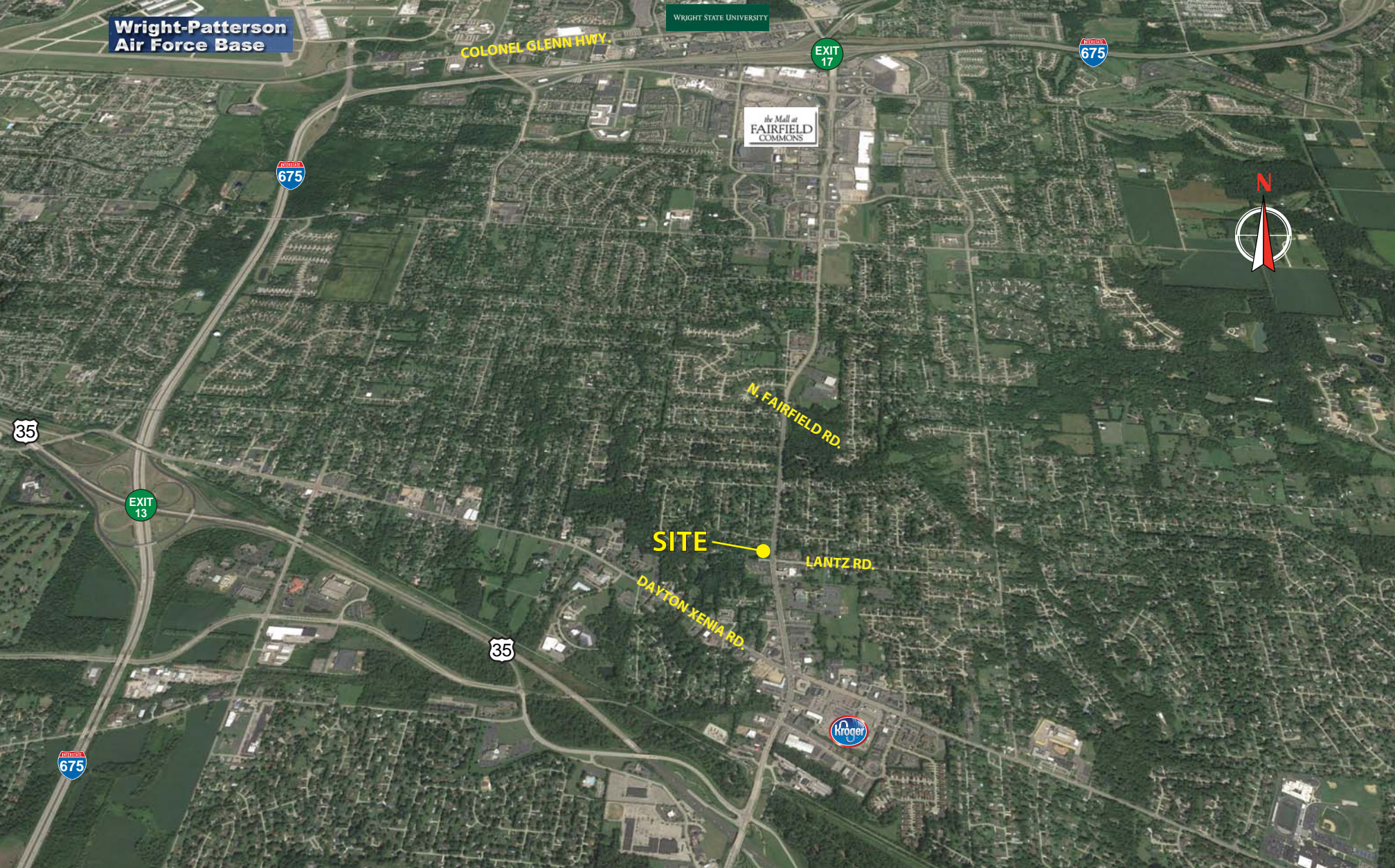
WELCOME TO THE REGION WE KNOW

937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • [www.oberer.com/commercial](http://www.oberer.com/commercial)



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