



OBERER

REALTY SERVICES, LTD.

AVAILABLE

LAND FOR RETAIL AND/OR MIXED-USE DEVELOPMENT

N. Fairfield Road, Beaver Creek, Ohio 45431



- **RETAIL AND/OR MIXED-USE DEVELOPMENT OPPORTUNITIES** located in dynamic and desirable Beaver Creek
- **WELL-SUITED FOR SENIOR LIVING, OFFICE AND/OR RETAIL USE**
- **JOIN NEW 55,000 SF HOBBY LOBBY & ALDI-ANCHORED CENTER**
- **PRIME LOCATION ON N. FAIRFIELD ROAD**, Beaver Creek's bustling retail corridor
- **IDEAL PROXIMITY TO 122,500 SF Target** and 280,000 SF power center anchored by LA Fitness, Home Goods and Toys R Us
- **LESS THAN ONE MILE** from the 1 million SF Mall at Fairfield Commons
- **STRONG DAYTIME AND RESIDENTIAL DEMOGRAPHICS** supported by Wright State University and Wright-Patterson Air Force Base, Ohio's largest single-site employer

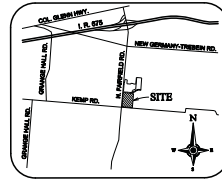
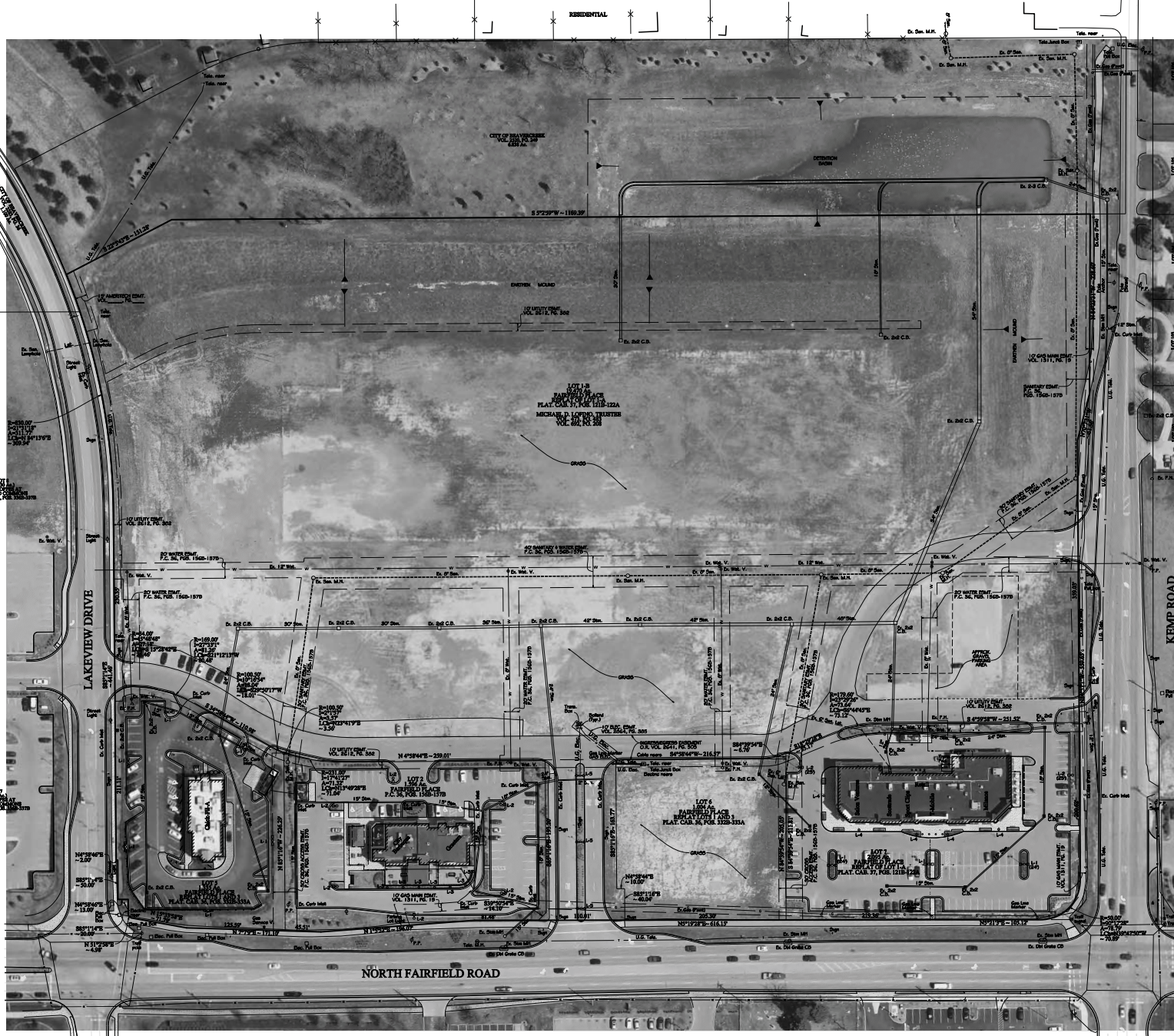
2017 DEMOGRAPHICS	1 mile	3 mile	5 mile	7 mile
POPULATION	6,456	54,095	123,942	242,689
TOTAL EMPLOYEES	7,660	28,810	57,133	108,654
HH INCOME	\$106,144	\$79,645	\$71,899	\$68,011



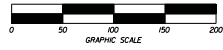
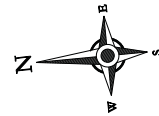
CALL CHRIS CONLEY OR DANIELLE KUEHNLE
at 937-910-0851 for more information

WELCOME TO THE REGION WE KNOW

937-910-0851 • 3445 Newmark Drive, Miamisburg, Ohio 45342 • www.oberer.com/commercial



VICINITY MAP
NOT TO SCALE



LIGHT POLES			
	TYPE	HT	QTY
L-1	28'	28'	9
L-2	22'	22'	8
L-3	14'	14'	7
L-4	14'	14'	7
L-5	16'	16'	3

* POLE HT. VARIATIONS OTHERWISE SHOWN

REVISIONS

No.	Description	Date

LEGEND

---	STATE ROAD	---	SEWER LINE
---	LOCAL ROAD	---	WATER MAIN
---	UTILITY TRENCH	---	STORM SEWER
---	ELECTRIC UNDERGROUND	---	TELEPHONE
---	TELEPHONE	---	CONCRETE
---	CONCRETE	---	ASBESTOS
---	ASBESTOS	---	WOOD
---	WOOD	---	IRON PIPE
---	IRON PIPE	---	STEEL PIPE
---	STEEL PIPE	---	DUCTILE IRON PIPE
---	DUCTILE IRON PIPE	---	GLASS FIBER REINFORCED PLASTIC

EXISTING CONDITIONS PLAN
FAIRFIELD PLACE
 SECTION 34, TOWN 3, RANGE 7 M.R.S.
 CITY OF BEAVERCREEK - GREENE COUNTY, OHIO
 CONTAINING 25.50 AC.

SCHAEFFER ENGINEERING
FOR ENGINEERS
 1293-G Lyons Road
 Dayton, Ohio 45408
 Tel: (937) 434-5104

Date	By	Checked	Drawn	Scale	Sheet No.
06-18-2011	JLS	JLS	JLS	AS SHOWN	1 of 1

AVAILABLE

742 N. FAIRFIELD RD.

Beavercreek, Ohio 45434



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