

FAIRFIELD, OHIO LAND

Pleasant Avenue at John Gray Road, Fairfield, OH 45014

24.1+ Commercial Acres
Available for SALE



Property Details:

- (\$ Full 24.1 Acres Site: Asking \$850,000
- (\$ Smaller 2.1 Acres Site: Asking \$129,900

- Owner will divide
- Driveway access at north end of site
- Signalized intersection at Pleasant Avenue and John Gray Road
- Prominent "gateway" property

Demographics:

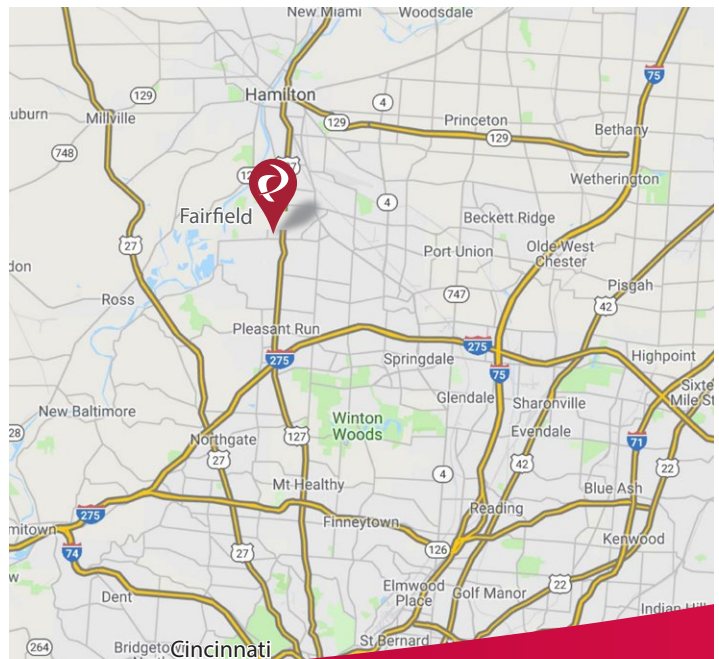
2018 Estimates	1 Mile	3 Mile	5 Mile
Population	11,924	64,525	133,899
Households	4,672	26,358	55,271
Median Household Income	\$77,397	\$69,305	\$62,389
Total Number of Employees	1,246	34,458	79,109

Traffic Counts:

	ADT
Pleasant Avenue	17,060 ADT (Butler Co. Engineer 2017)

Contact: Zachary Schunn

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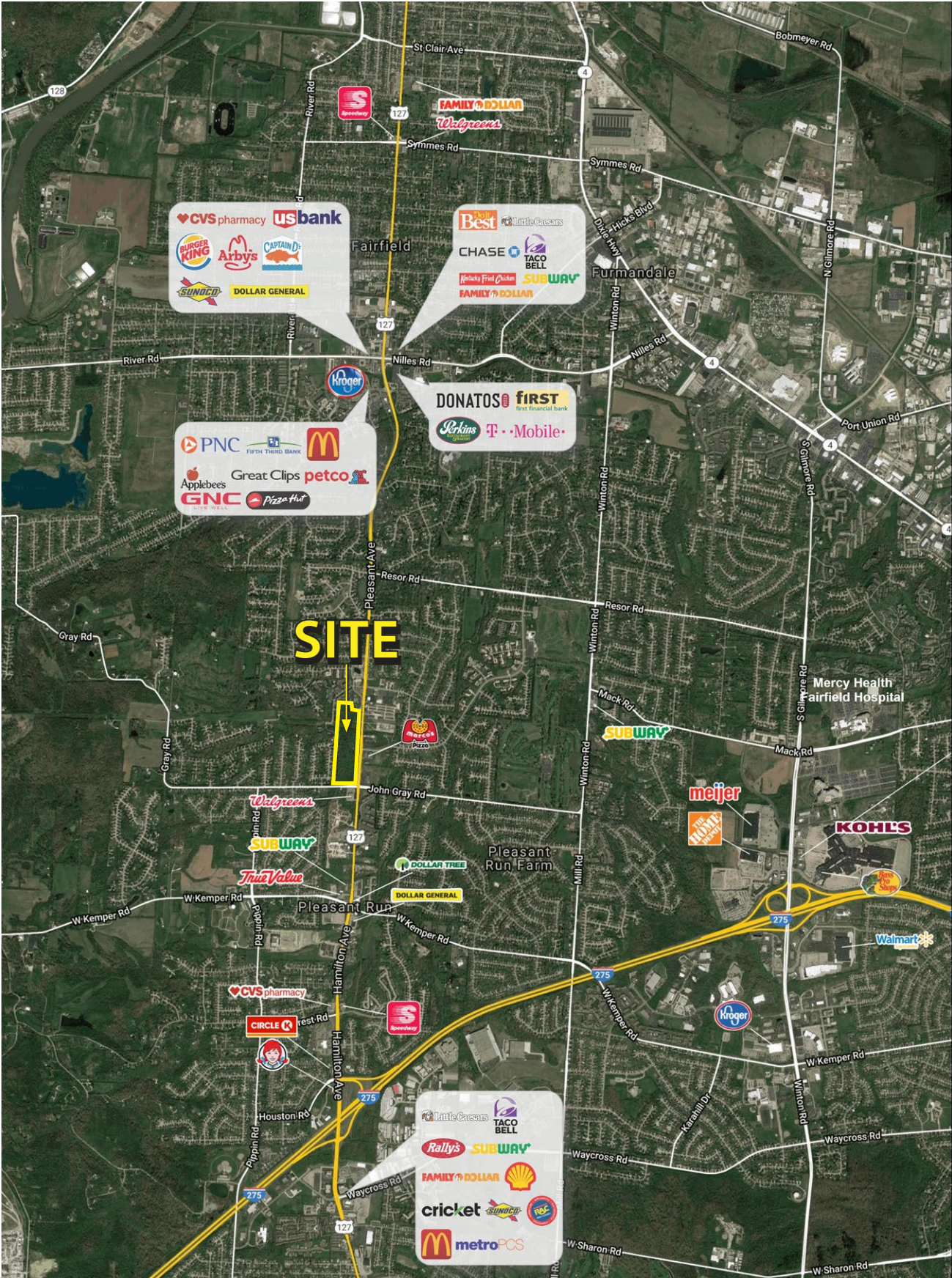
XTEAM
RETAIL ADVISORS

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SUMMARY PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3089/-84.5629

RS1

6366 US-127

Fairfield, OH 45014

1 mi radius 3 mi radius 5 mi radius

POPULATION	2018 Estimated Population	11,924	64,525	133,899
	2023 Projected Population	12,167	65,630	135,413
	2010 Census Population	12,026	64,388	133,777
	2000 Census Population	11,925	66,379	136,499
	Projected Annual Growth 2018 to 2023	0.4%	0.3%	0.2%
	Historical Annual Growth 2000 to 2018	-	-0.2%	-0.1%
	2018 Median Age	38.3	38	38.1
HOUSEHOLDS	2018 Estimated Households	4,672	26,358	55,271
	2023 Projected Households	4,707	26,493	55,243
	2010 Census Households	4,505	25,129	52,825
	2000 Census Households	4,333	25,210	52,763
	Projected Annual Growth 2018 to 2023	0.1%	0.1%	-
	Historical Annual Growth 2000 to 2018	0.4%	0.3%	0.3%
RACE AND ETHNICITY	2018 Estimated White	70.6%	64.0%	64.0%
	2018 Estimated Black or African American	21.8%	27.7%	27.5%
	2018 Estimated Asian or Pacific Islander	3.1%	2.5%	2.6%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.2%	0.2%
	2018 Estimated Other Races	4.3%	5.5%	5.7%
	2018 Estimated Hispanic	3.1%	4.7%	5.2%
INCOME	2018 Estimated Average Household Income	\$96,124	\$80,260	\$74,318
	2018 Estimated Median Household Income	\$77,397	\$69,305	\$62,389
	2018 Estimated Per Capita Income	\$37,674	\$32,851	\$30,743
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.7%	2.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	4.1%	5.2%	6.2%
	2018 Estimated High School Graduate	31.7%	33.9%	34.8%
	2018 Estimated Some College	17.2%	19.9%	20.6%
	2018 Estimated Associates Degree Only	11.8%	9.9%	9.4%
	2018 Estimated Bachelors Degree Only	22.3%	18.6%	17.3%
	2018 Estimated Graduate Degree	11.8%	9.7%	9.0%
BUSINESS	2018 Estimated Total Businesses	175	1,920	5,090
	2018 Estimated Total Employees	1,246	34,458	79,109
	2018 Estimated Employee Population per Business	7.1	17.9	15.5
	2018 Estimated Residential Population per Business	68.2	33.6	26.3

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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