

MEIJER OUTPARCEL

S. Gilmore Road
Fairfield, OH 45014

FOR LEASE OR SALE
.962 Acres Available

HIGHLIGHTS

- Meijer Outparcel for Sale or for Lease
- .962 acres available
- Pad ready delivery with all utilities to the site
- Adjacent to the NEW Chick-Fil-A
- 147,229 people within a five mile radius
- Retailers in the area include Meijer, Home Depot, Tire Discounters, Omni FunPlex, Carmax, Kohl's and Bass Pro Shops
- Restaurants in the area include Bob Evans, McDonald's, Red Lobster, Panera Bread and Burger King

TRAFFIC COUNTS

- 100,008 VPD on I-275
- 36,909 VPD on S. Gilmore Road

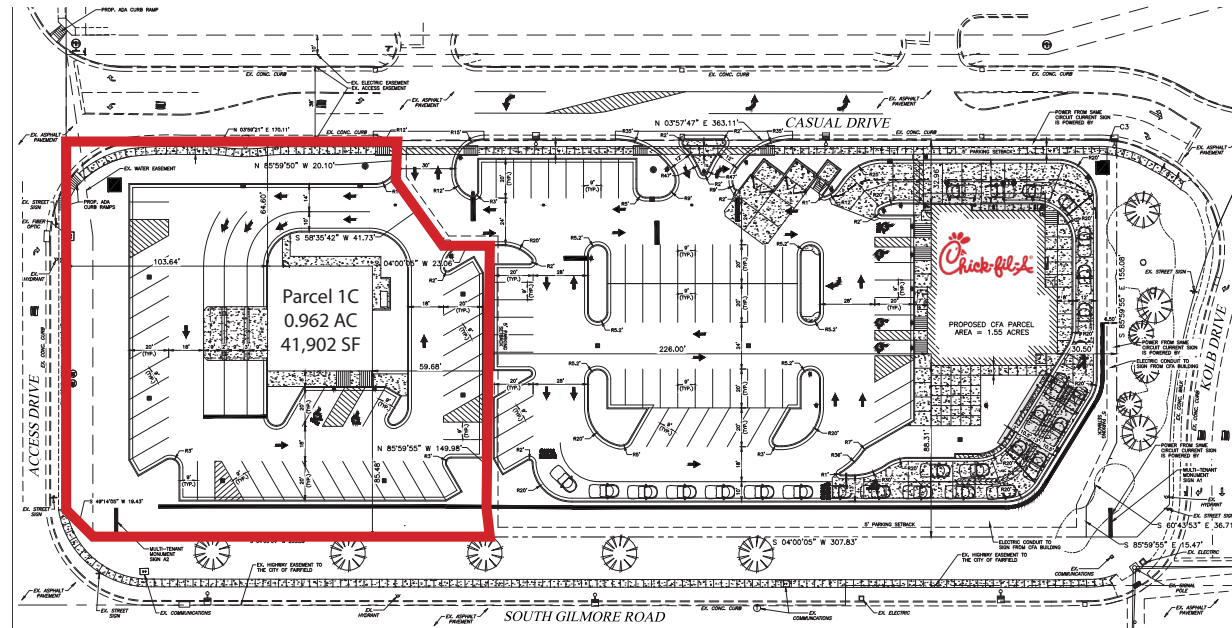
DEMOGRAPHICS

2019 Estimates	1 miles	3 miles	5 miles
Population	7,377	72,453	147,229
Households	2,987	30,601	61,550
Average HH Income	\$72,530	\$73,718	\$76,049
Daytime Employees	17,939	61,290	121,228

CONTACT

Jason Gibson 513-784-1106
jgibson@anchor-associates.com

Anchor
ASSOCIATES



ANCHOR
ASSOCIATES

3825 Edwards Road
Suite 630
Cincinnati, OH 45209

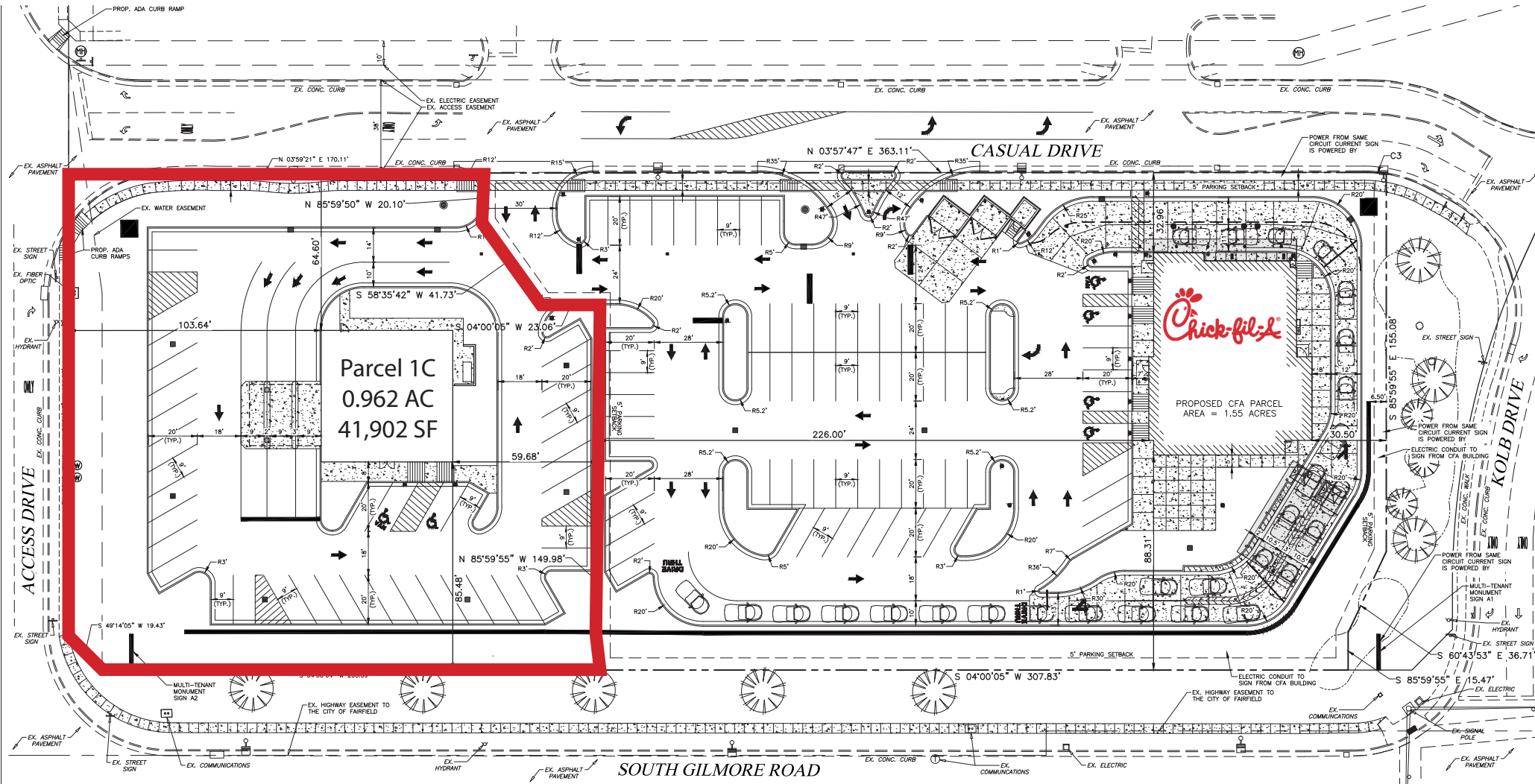
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www.anchor-associates.com

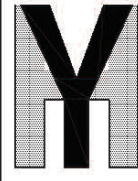
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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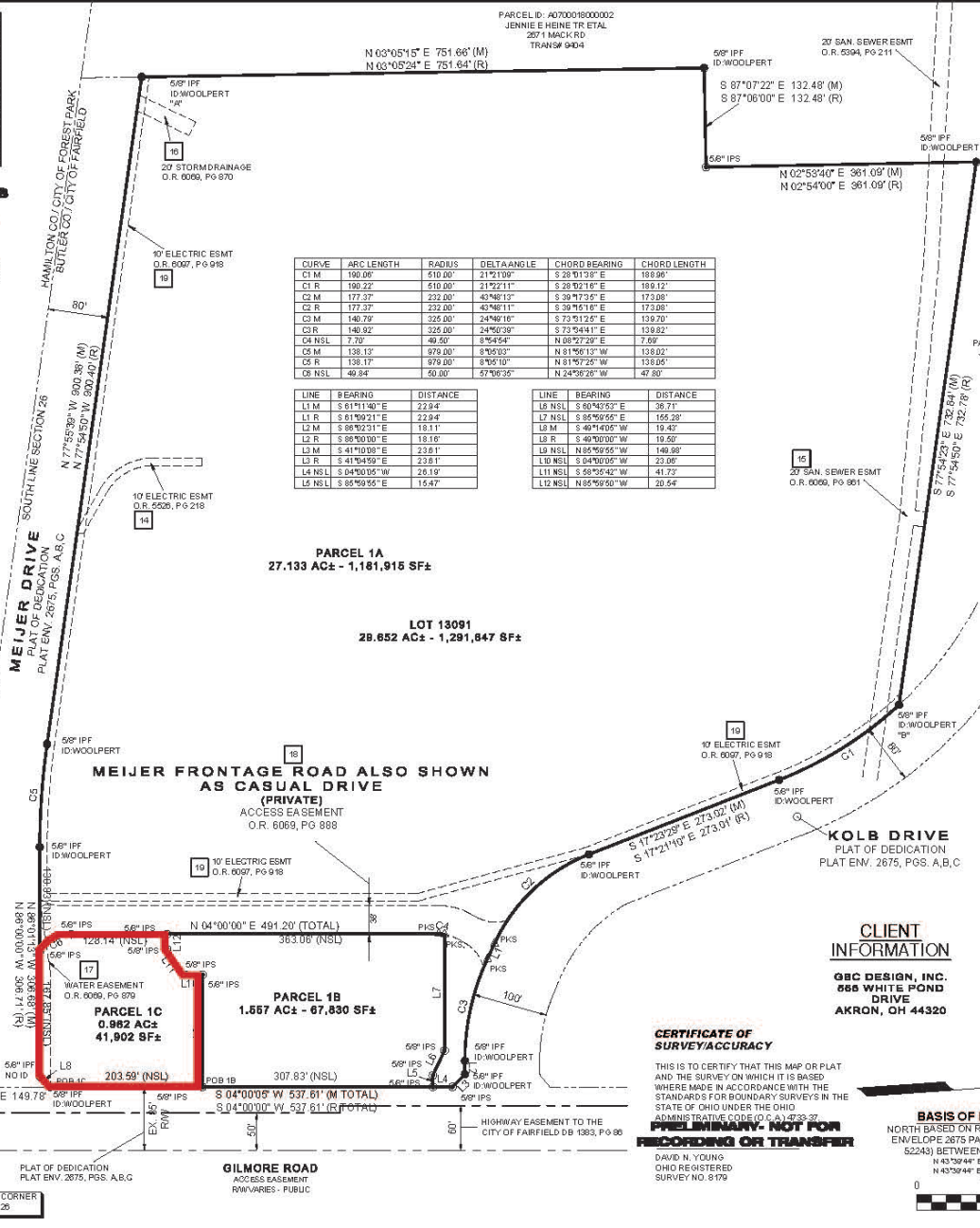
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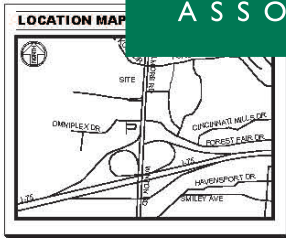


YOUNG - HOBBS AND ASSOCIATES
 COA 02321
 1202 CROSSLAND AVE.
 CLARKSVILLE, TN 37040
 PHONE 931-645-2524
 FAX 931-645-2768



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 M	190.00'	510.00'	21°12'39"	S 28°01'36" E	188.96'
C1 R	190.22'	510.00'	21°12'11"	S 28°02'16" E	189.12'
C2 M	177.37'	232.00'	43°48'11"	S 39°12'10" E	173.08'
C2 R	177.37'	232.00'	43°48'11"	S 39°16'16" E	173.08'
C3 M	140.79'	325.00'	24°40'16"	S 73°01'25" E	139.70'
C3 R	140.92'	325.00'	24°40'39"	S 73°04'41" E	139.92'
C4 NSL	7.30'	46.50'	8°54'54"	N 08°57'25" E	7.69'
C5 M	138.13'	879.00'	8°50'03"	N 81°56'13" W	138.02'
C5 R	138.17'	879.00'	8°50'10"	N 81°57'28" W	138.05'
C6 NSL	48.84'	50.00'	57°06'35"	N 24°36'26" W	47.80'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1 M	S 61°14'00" E	22.94'	L6 NSL	S 60°42'55" E	26.71'
L1 R	S 61°00'21" E	22.94'	L7 NSL	S 85°55'55" E	159.28'
L2 M	S 88°02'31" E	18.11'	L8 M	S 40°14'05" W	19.43'
L2 R	S 88°00'00" E	18.16'	L9 R	S 40°00'00" W	19.50'
L3 M	S 41°01'03" E	23.81'	L10 NSL	N 05°00'55" W	149.99'
L3 R	S 41°04'59" E	23.81'	L11 NSL	S 04°00'05" W	23.00'
L4 NSL	S 04°00'05" W	26.19'	L11 NSL	S 58°35'42" W	41.73'
L5 NSL	S 65°09'55" E	15.47'	L12 NSL	N 85°59'50" W	20.54'



DEED REFERENCE:
 O.R. BOOK 6475, PAGE 1626

PERTINENT DOCUMENTS AND SOURCES OF DATE USED:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
 EFFECTIVE DATE: JUNE 26, 2018 AT 6:59 A.M.
 FILE NO.: 19-07636

ITEMS 1-11 ARE STANDARD EXCEPTIONS, SUBJECT TO THESE EXCEPTIONS:

12. Easement for Right of Way for gas and electric lines, together with all appurtenant easements, granted to the City of Fairfield, dated November 12, 1996, filed November 23, 1996, and recorded in Official Record 6263, Page 851, of the Butler County Records.

13. Easement for Right of Way for electric lines, together with all appurtenant easements, granted to the City of Fairfield, dated November 12, 1996, filed November 23, 1996, and recorded in Official Record 6263, Page 851, of the Butler County Records.

14. Easement for Electric Service Line, Easement granted to the Cincinnati Gas & Electric Company, by instrument dated December 12, 1996, filed January 11, 1997, and recorded in Official Record 6262, Page 215, of the Butler County Records.

15. Easement for Right of Way for fire hydrant, together with all appurtenant easements, granted to the City of Fairfield, dated November 12, 1996, filed November 23, 1996, and recorded in Official Record 6263, Page 851, of the Butler County Records.

16. Easement for Right of Way for electric lines, together with all appurtenant easements, granted to the City of Fairfield, dated November 12, 1996, filed November 23, 1996, and recorded in Official Record 6263, Page 851, of the Butler County Records.

17. Easement for Right of Way for electric lines, together with all appurtenant easements, granted to the City of Fairfield, dated November 12, 1996, filed November 23, 1996, and recorded in Official Record 6263, Page 888, of the Butler County Records.

18. Right of Way (as of) Easement for the Town of Fairfield and other portions of a subdivision, including a portion of Section 26, Township 2, Range 2, Butler County & Electric Company, by instrument dated December 12, 1996, filed March 20, 1997, and recorded in Official Record 6262, Page 916, of the Butler County Records.

OWNER INFORMATION

MEIJER STORES LIMITED PARTNERSHIP
 O.R. 6475, PG 1626

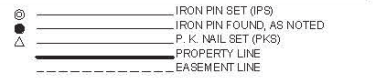
TAX PARCEL NO.
 A0700-018-000-085

LOCATED IN
 CITY OF FAIRFIELD LOT 13091
 SEC. 26, T2, R2, BUTLER COUNTY
 STATE OF OHIO

GENERAL NOTES:

- 1) NORTH BASED UPON PLAT ENVELOPE 2675 PGS. A,B,C.
- 2) ALL PLAT AND DEED REFERENCES SHOWN HEREON WERE TAKEN FROM BUTLER COUNTY RECORDER'S OFFICE, EXCEPT WHERE NOTED.
- 3) ALL PLAT AND DEED REFERENCES SHOWN HEREON WERE USED AS THE SOURCE DOCUMENTS FOR THIS SURVEY.
- 4) THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "SE-2" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OH FLOOD INSURANCE RATE MAP NO. 39017C0372, WITH AN EFFECTIVE DATE OF OCTOBER 10, 2018, IN BUTLER COUNTY, STATE OF OHIO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 5) UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 5/8" DIAMETER REBAR, 30" IN LENGTH, WITH A RED PLASTIC CAP STAMPED "PLS 8179" AND THAT MONUMENTS FOUND WERE IN GOOD CONDITION, EXCEPT AS SHOWN, DATE OF FIELD WORK MAY 26, 2018.
- 6) [Symbol] (TYP.) FROM FIDELITY NATIONAL TITLE INS. COMPANY ORDER NO. 650299 DATED 05-25-18.
- 7) BEING A PART OF THE DEDICATION PLAT KOLB DRIVE, MEIJER DRIVE, MACK AND GILMORE ROADS AS SHOWN IN PLAT ENVELOPE 2675 PAGES A,B,C, FILE NO. 52248.

LEGEND



CLIENT INFORMATION

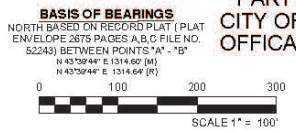
GBC DESIGN, INC.
 666 WHITE POND DRIVE
 AKRON, OH 44320

CERTIFICATE OF SURVEY/ACCURACY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WHERE MADE IN ACCORDANCE WITH THE STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO UNDER THE OHIO ADMINISTRATIVE CODE (O.A.C.) 4753-33.

PRELIMINARY - NOT FOR RECORDING OR TRANSFER

DAVID N. YOUNG
 OHIO REGISTERED SURVEY NO. 6179



PLAT OF SURVEY
MEIJER PROPERTY PARCEL A
 PART OF SECTION 26, TOWNSHIP 2, RANGE 2
 CITY OF FAIRFIELD, BUTLER COUNTY, OHIO
 OFFICIAL RECORD 6475, PAGE 1626

TOTAL PARCELS: 3 OFFICE: DATE 11-05-2018
 TOTAL AREA: 29,652 AC FIELD: DATE 05-25-2018
 SCALE: 1"=100' JOB: 099-18