

**NOW LEASING
UNDER CONSTRUCTION
THE SHOPPES AT FAIRFIELD COMMONS**



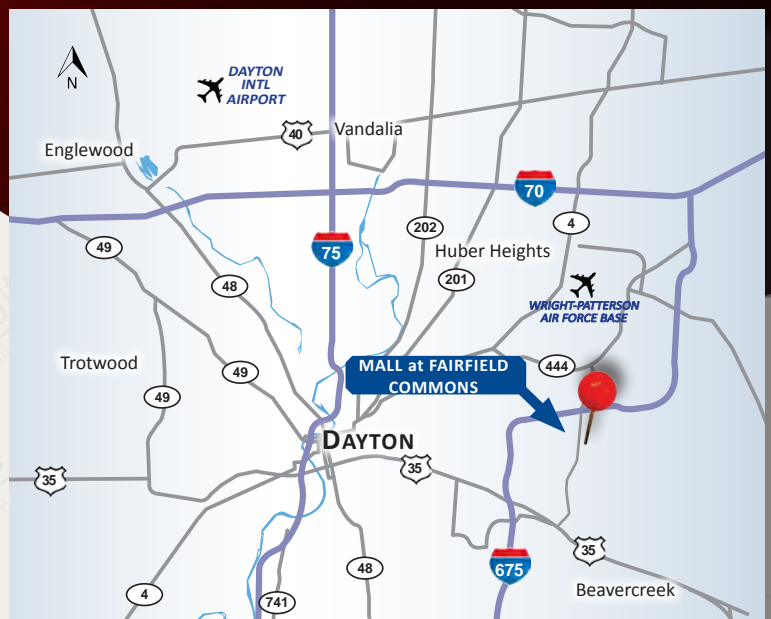
Dayton/Beavercreek, Ohio, NE Corner of N Fairfield Road & Lakeview Drive

PROPERTY HIGHLIGHTS

- 1,400 - 5,600 SF Available (End-Cap and Inline), 70' Bay Depth
- Two New Leases Signed: Salon Lofts and Aqua Tots
- Aldi anchored project with Target and Hobby Lobby
- Near the Mall at Fairfield Commons, located within a Super Regional Trade Area
- Estimated 4th Quarter 2016 Delivery

DEMOGRAPHICS

<u>Year 2016</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Estimated Population	7,008	53,285	124,013	241,480
Median Income	\$87,576	\$66,129	\$61,242	\$56,318
Average HH Income	\$103,760	\$78,971	\$70,946	\$66,332
Daytime Population	5,984	27,477	58,367	115,337



Andrew R. Feinblatt

513.268.4456 andrew@onsiteretailgroup.com

Eric M. Abrams

513.268.4452 eric@onsiteretailgroup.com

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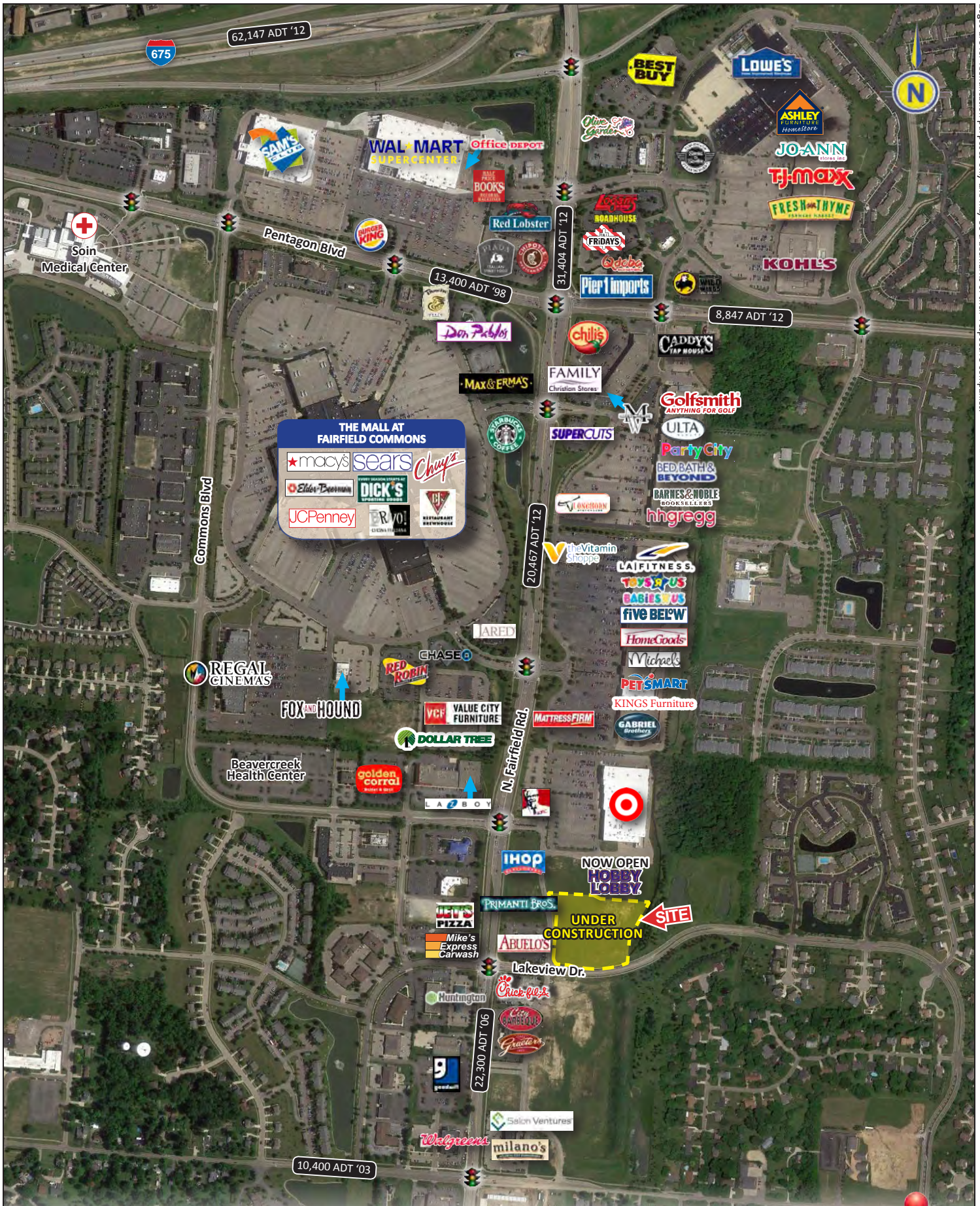
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**The Shoppes at Fairfield Commons
BEAVERCREEK (DAYTON), OH**

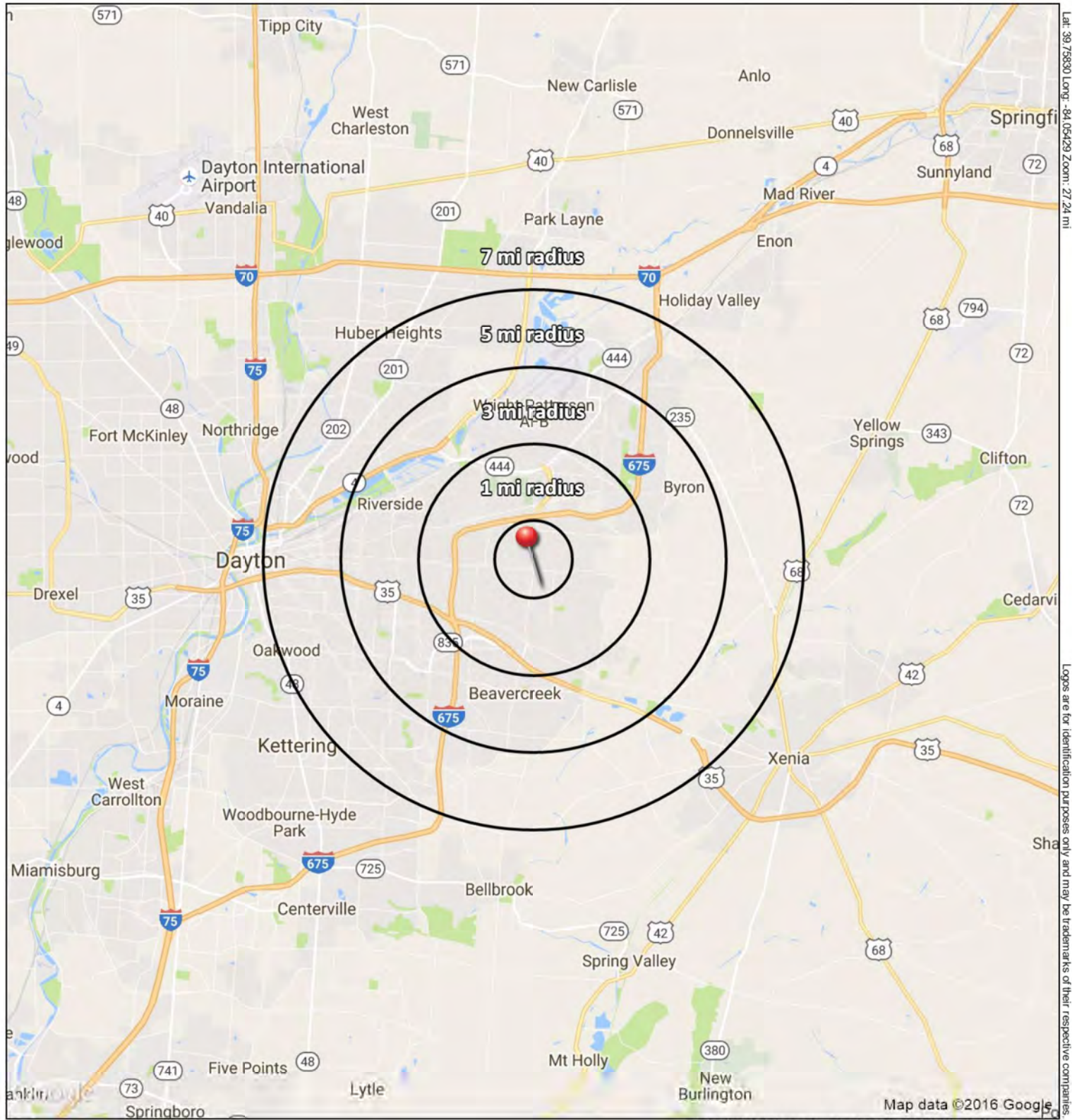


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The Shoppes at Fairfield Commons BEAVERCREEK (DAYTON), OH





Lat: 39.75830 Long: -84.05429 Zoom: 27.24 mi
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The Shoppes at Fairfield Commons

September 2016



SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.7592/-84.0536

RS1

The Shoppes at Fairfield Commons		1 mi radius	3 mi radius	5 mi radius	7 mi radius
POPULATION	2016 Estimated Population	7,008	53,285	124,013	241,480
	2021 Projected Population	7,143	54,452	126,418	245,811
	2010 Census Population	6,772	52,034	122,840	239,500
	2000 Census Population	4,628	45,721	116,949	236,921
	Projected Annual Growth 2016 to 2021	0.4%	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2016	3.2%	1.0%	0.4%	0.1%
	2016 Median Age	37.9	35.6	37.4	37
HOUSEHOLDS	2016 Estimated Households	3,095	21,979	52,522	101,000
	2021 Projected Households	3,204	22,867	54,281	103,940
	2010 Census Households	2,856	20,581	50,258	97,394
	2000 Census Households	1,782	17,433	46,653	94,736
	Projected Annual Growth 2016 to 2021	0.7%	0.8%	0.7%	0.6%
	Historical Annual Growth 2000 to 2016	4.6%	1.6%	0.8%	0.4%
RACE AND ETHNICITY	2016 Estimated White	82.0%	82.7%	85.9%	86.4%
	2016 Estimated Black or African American	3.9%	7.4%	5.9%	6.1%
	2016 Estimated Asian or Pacific Islander	10.5%	5.9%	4.1%	3.1%
	2016 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%	0.3%
	2016 Estimated Other Races	3.5%	3.8%	3.9%	4.1%
	2016 Estimated Hispanic	4.6%	3.9%	3.8%	3.8%
INCOME	2016 Estimated Average Household Income	\$103,760	\$78,971	\$70,946	\$66,332
	2016 Estimated Median Household Income	\$87,576	\$66,129	\$61,242	\$56,318
	2016 Estimated Per Capita Income	\$45,846	\$32,774	\$30,241	\$27,980
EDUCATION (AGE 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	0.5%	1.6%	2.8%	3.1%
	2016 Estimated Some High School (Grade Level 9 to 11)	2.3%	3.7%	5.7%	6.9%
	2016 Estimated High School Graduate	16.4%	22.5%	25.7%	26.5%
	2016 Estimated Some College	17.8%	20.4%	22.7%	23.0%
	2016 Estimated Associates Degree Only	7.3%	8.7%	9.6%	9.8%
	2016 Estimated Bachelors Degree Only	26.5%	21.9%	17.4%	16.8%
	2016 Estimated Graduate Degree	29.1%	21.2%	16.1%	13.9%
BUSINESS	2016 Estimated Total Businesses	431	1,989	4,317	8,561
	2016 Estimated Total Employees	5,984	27,477	58,367	115,337
	2016 Estimated Employee Population per Business	13.9	13.8	13.5	13.5
	2016 Estimated Residential Population per Business	16.3	26.8	28.7	28.2

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