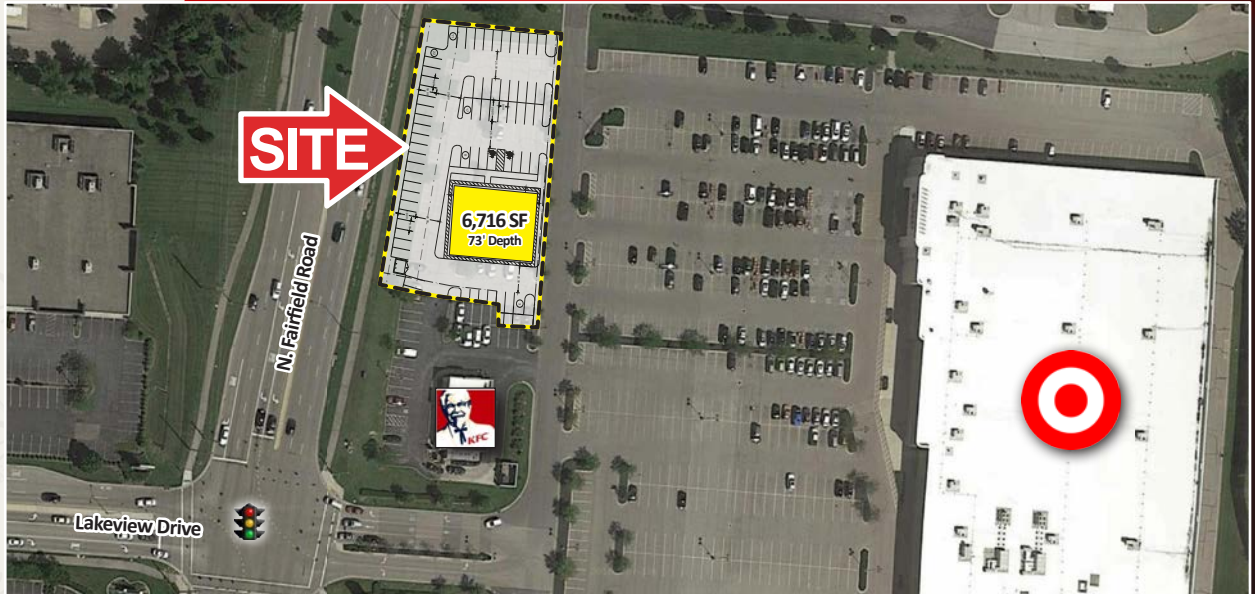







# NOW LEASING PRE-CONSTRUCTION

## Target Outlot - Fairfield Commons



Dayton/Beavercreek, Ohio, N. Fairfield Road (Target Outlot)

### PROPERTY HIGHLIGHTS

-  0.9 Acre Outlot
-  6,716 Square Feet Available, 73' Bay Depth
-  Target Outlot with Excellent Visibility and Signalized Access to North Fairfield Road
-  Near the Mall at Fairfield Commons, located within the Beavercreek Super Regional Trade Area
-  Estimated 3rd Quarter 2018 Delivery

**Andrew R. Feinblatt**

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513.268.4456

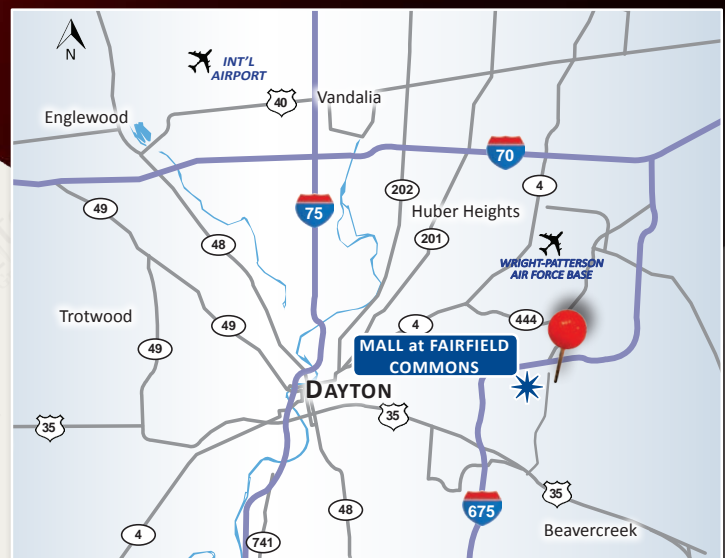
**Eric M. Abrams**

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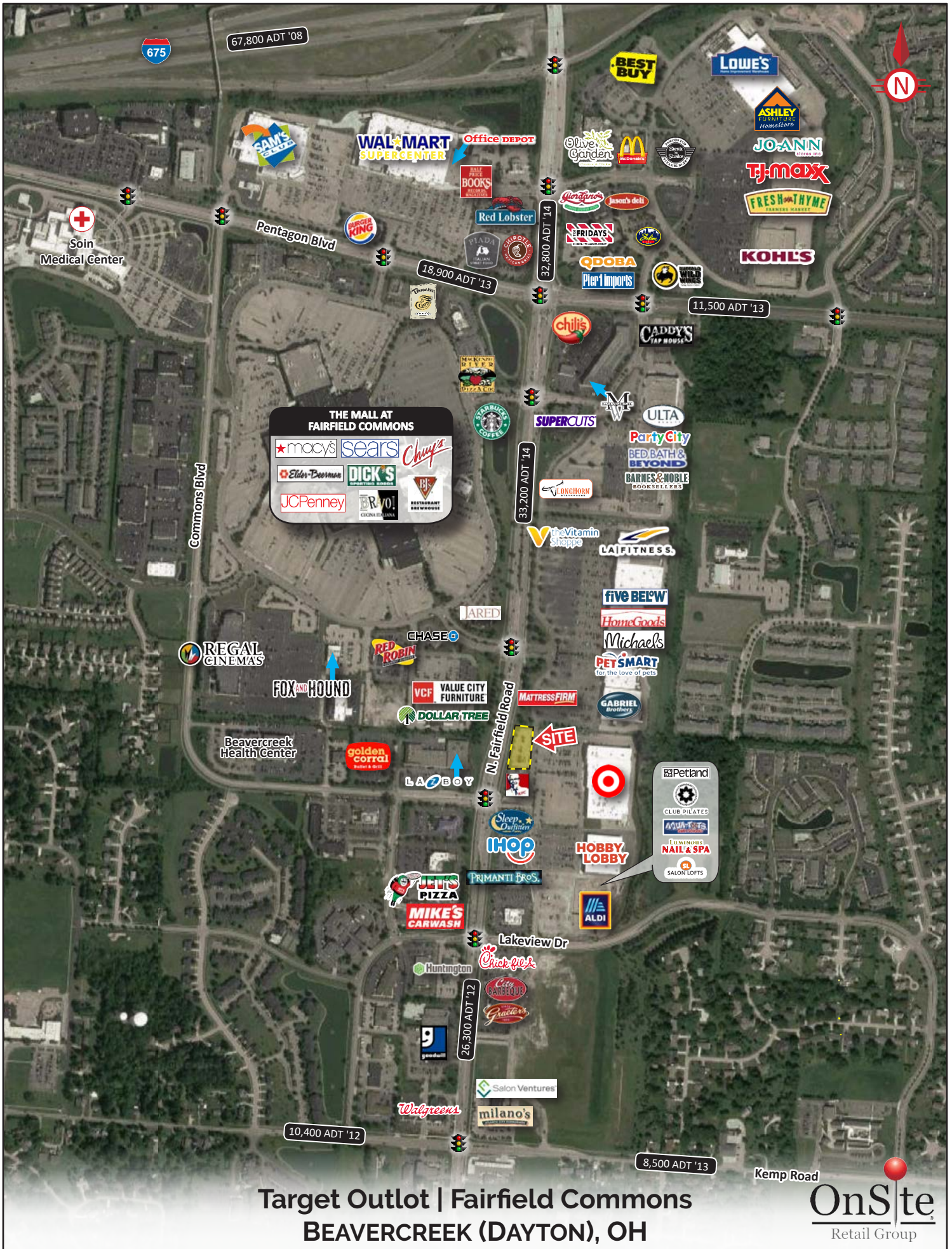
### DEMOGRAPHICS

<u>Year 2017</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
Estimated Population	6,713	51,986	122,131	237,819
Median Income	\$91,468	\$72,056	\$66,426	\$61,255
Average HH Income	\$114,241	\$88,633	\$81,797	\$76,600
Daytime Population	8,786	30,857	56,799	115,623

Traffic Counts: N. Fairfield Road 33,200 ADT ('14)







**Target Outlot | Fairfield Commons  
BEAVERCREEK (DAYTON), OH**

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**SITE**

33,200 ADT '14

6,716 SF  
73' Depth

N. Fairfield Road

Lakeview Drive

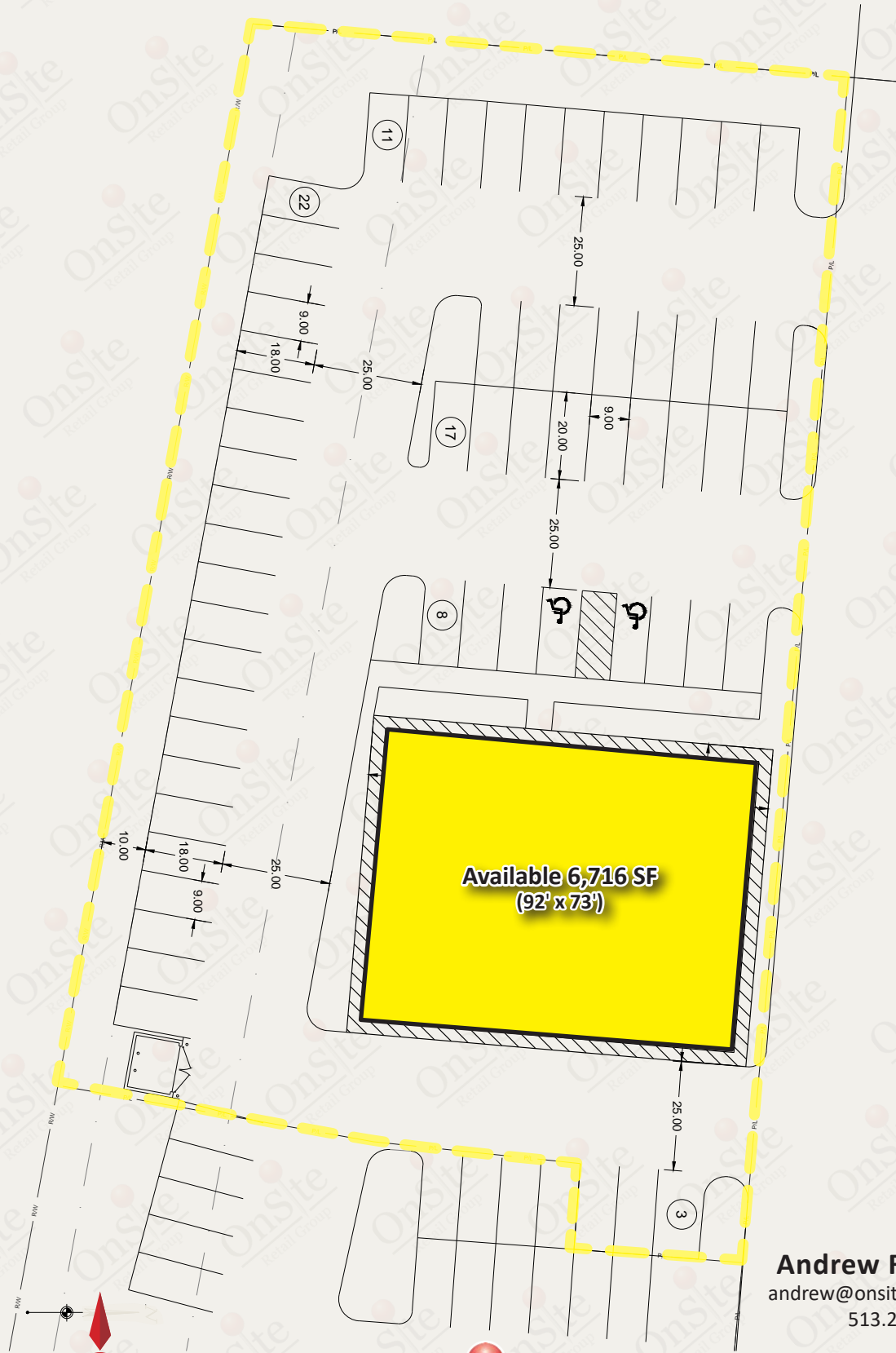
**Target Outlot | Fairfield Commons  
BEAVERCREEK (DAYTON), OH**

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# TARGET OUTLOT - FAIRFIELD COMMONS



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# SUMMARY PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.7592/-84.0536

RS1

Beavercreek Outlot		1 mi radius	3 mi radius	5 mi radius	7 mi radius
POPULATION	2017 Estimated Population	6,713	51,986	122,131	237,819
	2022 Projected Population	6,873	53,177	123,482	240,173
	2010 Census Population	6,783	52,214	122,995	239,572
	2000 Census Population	4,642	45,800	117,028	236,981
	Projected Annual Growth 2017 to 2022	0.5%	0.5%	0.2%	0.2%
	Historical Annual Growth 2000 to 2017	2.6%	0.8%	0.3%	-
	2017 Median Age	38.4	36.4	37.8	37.1
HOUSEHOLDS	2017 Estimated Households	2,965	21,964	52,438	100,272
	2022 Projected Households	3,060	22,733	53,622	102,455
	2010 Census Households	2,860	20,650	50,342	97,416
	2000 Census Households	1,787	17,467	46,699	94,760
	Projected Annual Growth 2017 to 2022	0.6%	0.7%	0.5%	0.4%
	Historical Annual Growth 2000 to 2017	3.9%	1.5%	0.7%	0.3%
RACE AND ETHNICITY	2017 Estimated White	81.1%	83.0%	85.4%	84.9%
	2017 Estimated Black or African American	4.0%	6.4%	5.8%	7.1%
	2017 Estimated Asian or Pacific Islander	10.8%	6.2%	4.3%	3.3%
	2017 Estimated American Indian or Native Alaskan	0.1%	0.3%	0.3%	0.3%
	2017 Estimated Other Races	3.9%	4.1%	4.2%	4.4%
	2017 Estimated Hispanic	4.8%	4.2%	4.1%	4.1%
INCOME	2017 Estimated Average Household Income	\$114,241	\$88,633	\$81,797	\$76,600
	2017 Estimated Median Household Income	\$91,468	\$72,056	\$66,426	\$61,255
	2017 Estimated Per Capita Income	\$50,458	\$37,548	\$35,202	\$32,477
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	1.1%	2.1%	3.1%	3.3%
	2017 Estimated Some High School (Grade Level 9 to 11)	1.9%	3.8%	5.5%	6.6%
	2017 Estimated High School Graduate	15.7%	21.6%	25.4%	25.8%
	2017 Estimated Some College	18.5%	21.6%	23.1%	23.6%
	2017 Estimated Associates Degree Only	7.5%	8.3%	9.0%	9.3%
	2017 Estimated Bachelors Degree Only	25.3%	21.5%	17.6%	17.2%
	2017 Estimated Graduate Degree	29.9%	21.2%	16.4%	14.2%
BUSINESS	2017 Estimated Total Businesses	597	2,146	4,317	8,190
	2017 Estimated Total Employees	8,786	30,857	56,799	115,623
	2017 Estimated Employee Population per Business	14.7	14.4	13.2	14.1
	2017 Estimated Residential Population per Business	11.2	24.2	28.3	29.0

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