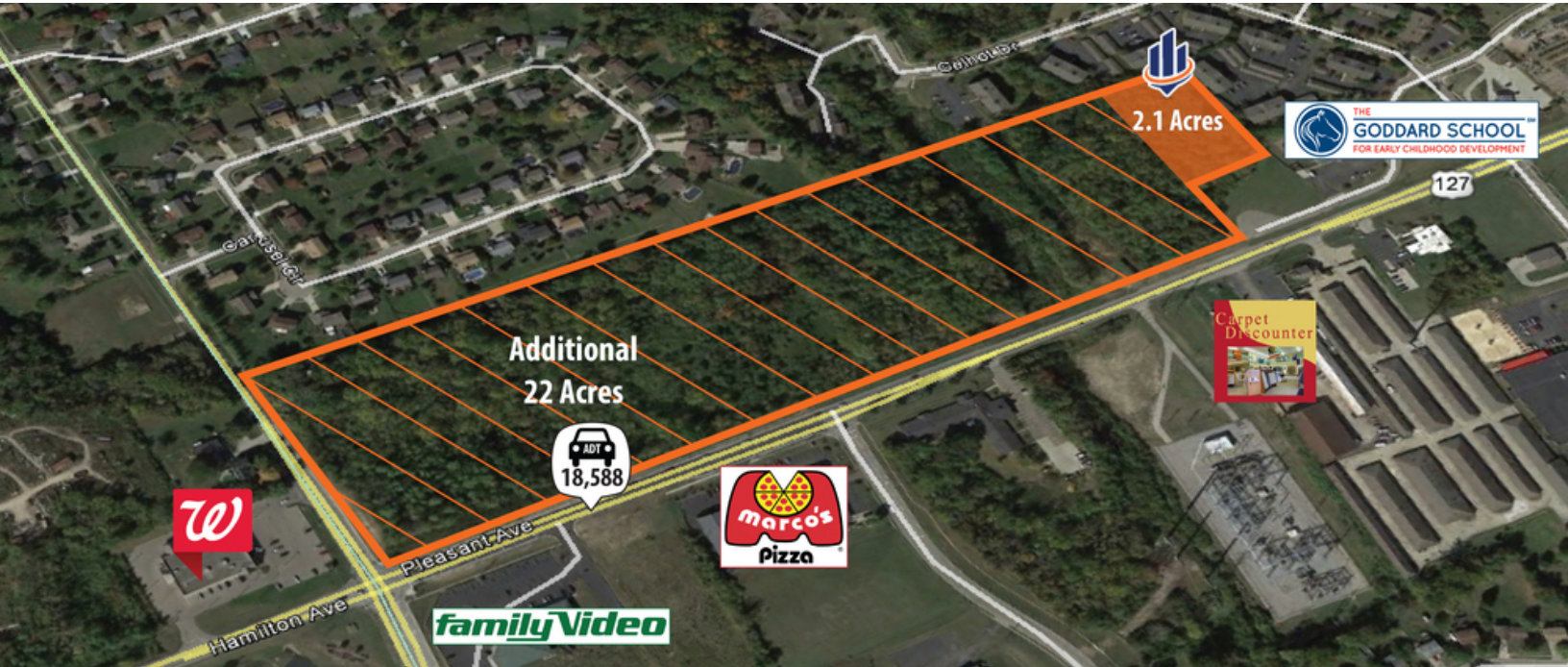




FOR SALE | LAND

24+ AC COMMERCIAL LAND IN FAIRFIELD, OHIO

24.1 Acres - Pleasant Ave., Fairfield, OH 45014



SALE OVERVIEW

SALE PRICE:	\$850,000
LOT SIZE:	24.1 Acres
APN #:	A0700020000013, A0700020000014, A0700020000015
ZONING:	Neighborhood Business (C-1)
MARKET:	Cincinnati
SUB MARKET:	Fairfield [Butler County]
CROSS STREETS:	Pleasant Ave. And John Gray Rd.
TRAFFIC COUNT:	18,588

PROPERTY DESCRIPTION

Owner says sell! Price reduced! 24.05 acres commercial land in Fairfield, Ohio. Rare, large infill site in established Fairfield community. Terrific opportunity for commercial or mixed-use development. High-traffic corner location! Approximately 150,000 people in 5 miles! Driveway in place at north end of site. Owner will divide as small as 1-2 acres.

LOCATION OVERVIEW

Located just 1.5 miles from I-275 / St. Rt. 127 [Hamilton Ave.] exit! Across from a number of businesses including Walgreens, Family Video, Marco's Pizza, Carpet Discounter, Fairfield Storage, and The Goddard School. Downtown Hamilton, OH is less than 15 minutes north. Downtown Cincinnati is 30 minutes south.



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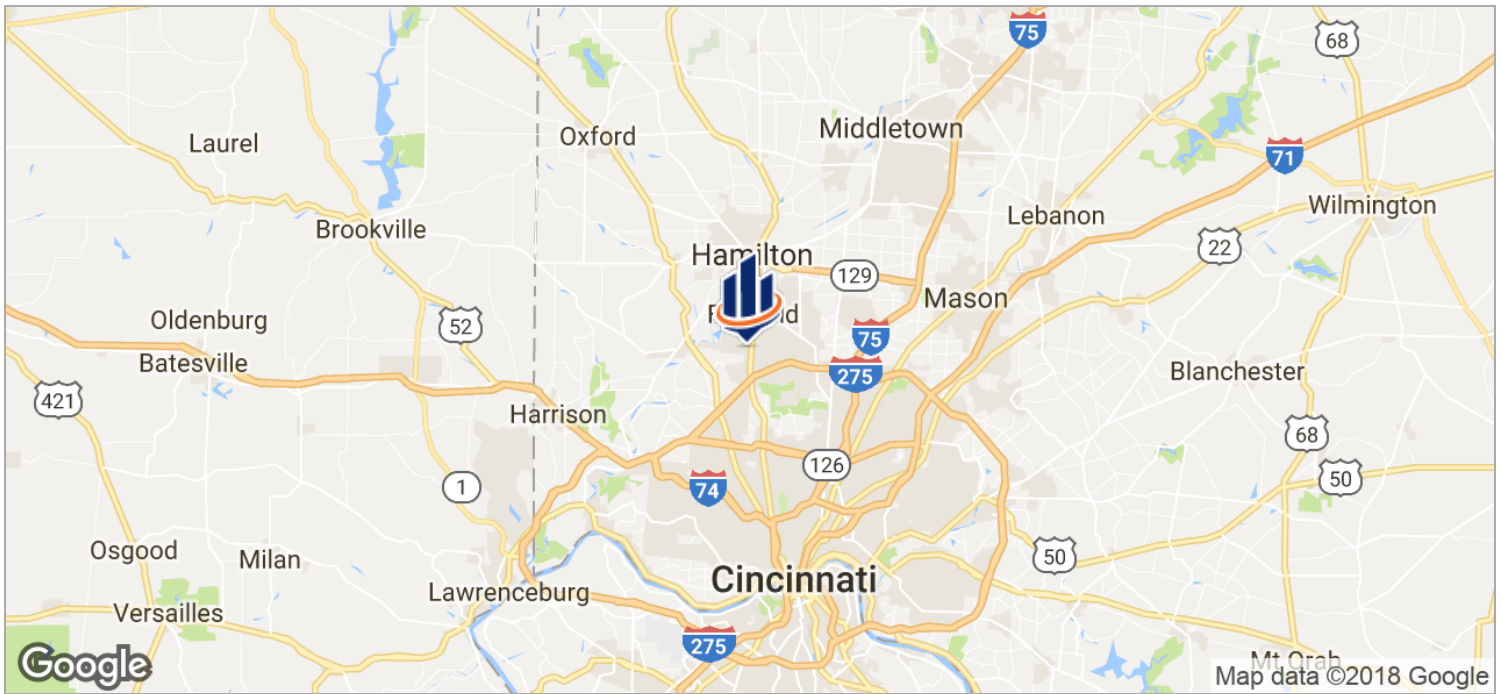
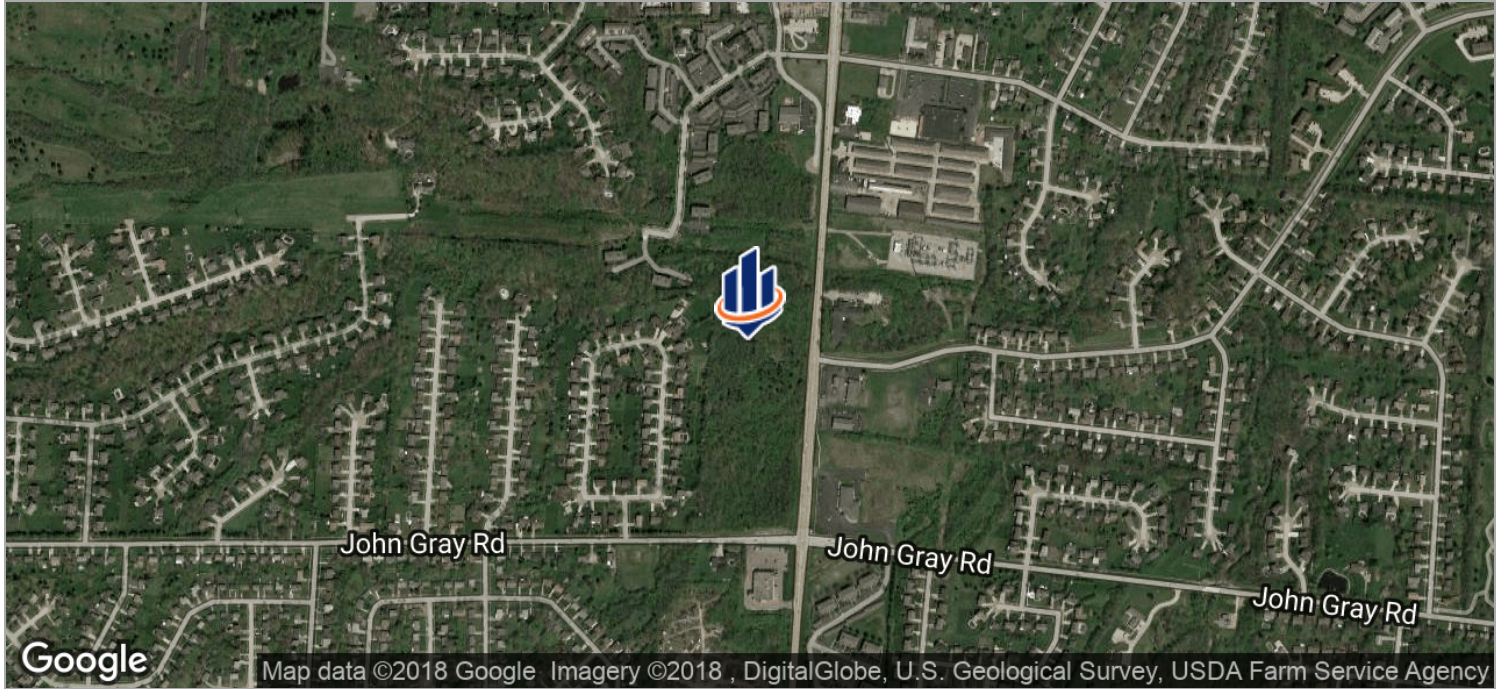
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24+ AC COMMERCIAL LAND IN FAIRFIELD, OHIO

24.1 Acres - Pleasant Ave., Fairfield, OH 45014

Division Scenario 1 Large Lot Split

- 4.75 AC at \$200,000
- 6.75 AC at \$300,000
- 5 AC at \$250,000
- 6 AC at \$400,000
- Total of **\$1,150,000**

\$850,000 for all 24 AC!



The above represents a hypothetical lot split scenario. Final lot split approval required by sellers and corresponding government bodies. Sellers open to other scenarios as small as 1 acre.



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24+ AC COMMERCIAL LAND IN FAIRFIELD, OHIO

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Division Scenario 2

Small Lot Split

(with road access)

- 2.1 AC at \$129,900
- 4.9 AC at \$275,000
- 2.9 AC at \$195,000
- 3 AC at \$200,000
- 3 AC at \$300,000
- Total of **\$1,099,900**

\$850,000 for all 24 AC!



The above represents a hypothetical lot split scenario. Final lot split approval required by sellers and corresponding government bodies. Sellers open to other scenarios as small as 1 acre.



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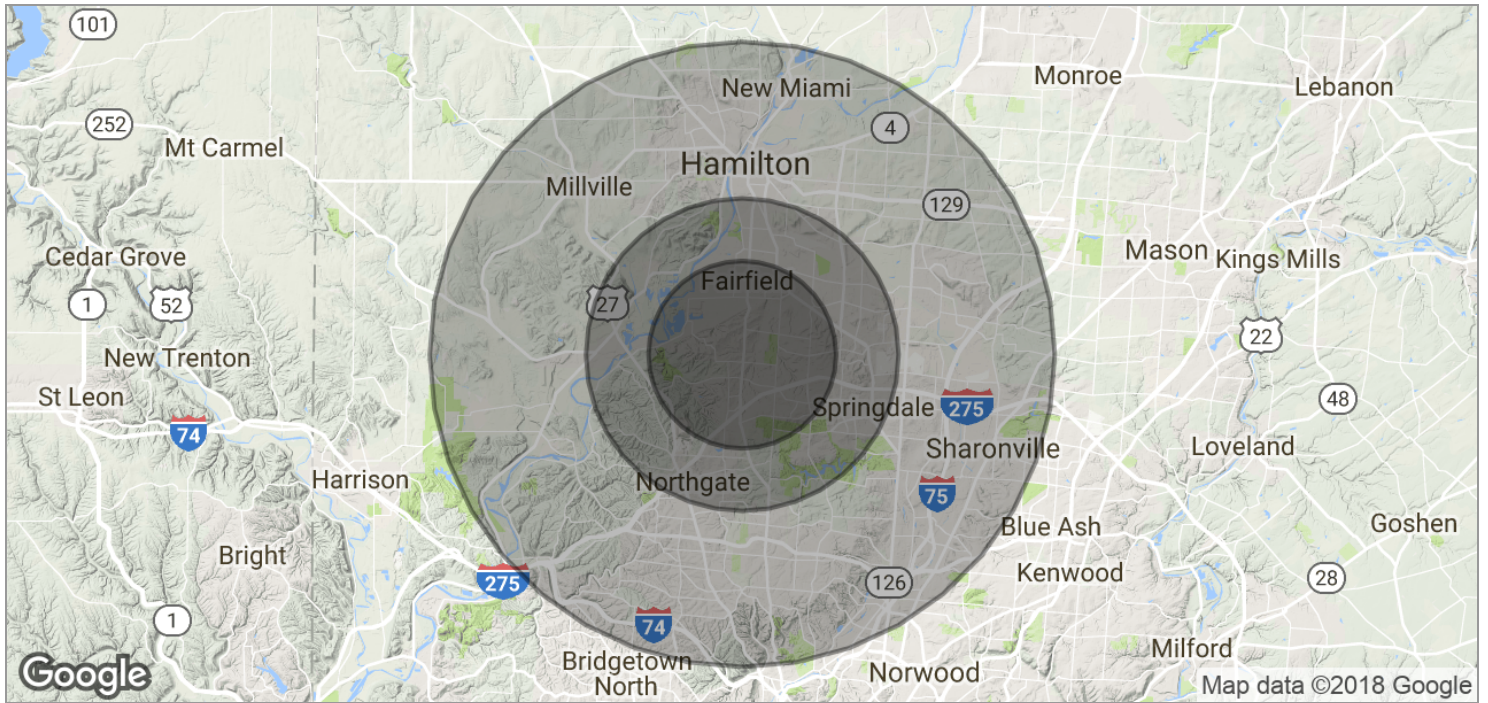
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24.1 Acres - Pleasant Ave., Fairfield, OH 45014



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	57,981	149,785	510,504
MEDIAN AGE	37.8	37.0	37.4
MEDIAN AGE (MALE)	37.2	35.6	35.7
MEDIAN AGE (FEMALE)	38.3	38.1	38.6

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	22,031	57,486	200,710
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$69,009	\$61,998	\$64,054
AVERAGE HOUSE VALUE	\$163,859	\$154,950	\$167,702



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