

## Retail/Flex For Lease on Dixie Highway

7371 Dixie Highway | Fairfield, OH 45014



### Property Summary

<b>County</b>	Butler
<b>Property Type</b>	Retail/Flex
<b>Zoning</b>	Commercial
<b>Space Available</b>	11,200 SF
<b>Lease Price</b>	\$6.50 NNN

All information furnished is from sources deemed reliable and is subject to errors, omissions and changes prior to sale as withdrawal without notice.

### Property Description

- Single Tenant Opportunity
- Office to Suit
- Total Available: 11,200 SF
- Building Signage Available
- Many Amenities nearby
- Tremendous Visibility
- 1 Drive-In Door (10ft x 14 ft)
- T-8 Lighting
- 181' Frontage
- 20 ft Ceiling
- 30 Parking Spaces
- Masonry Construction
- Full HVAC
- Clear Span
- 2 Restrooms & Kitchenette

### For more information contact:



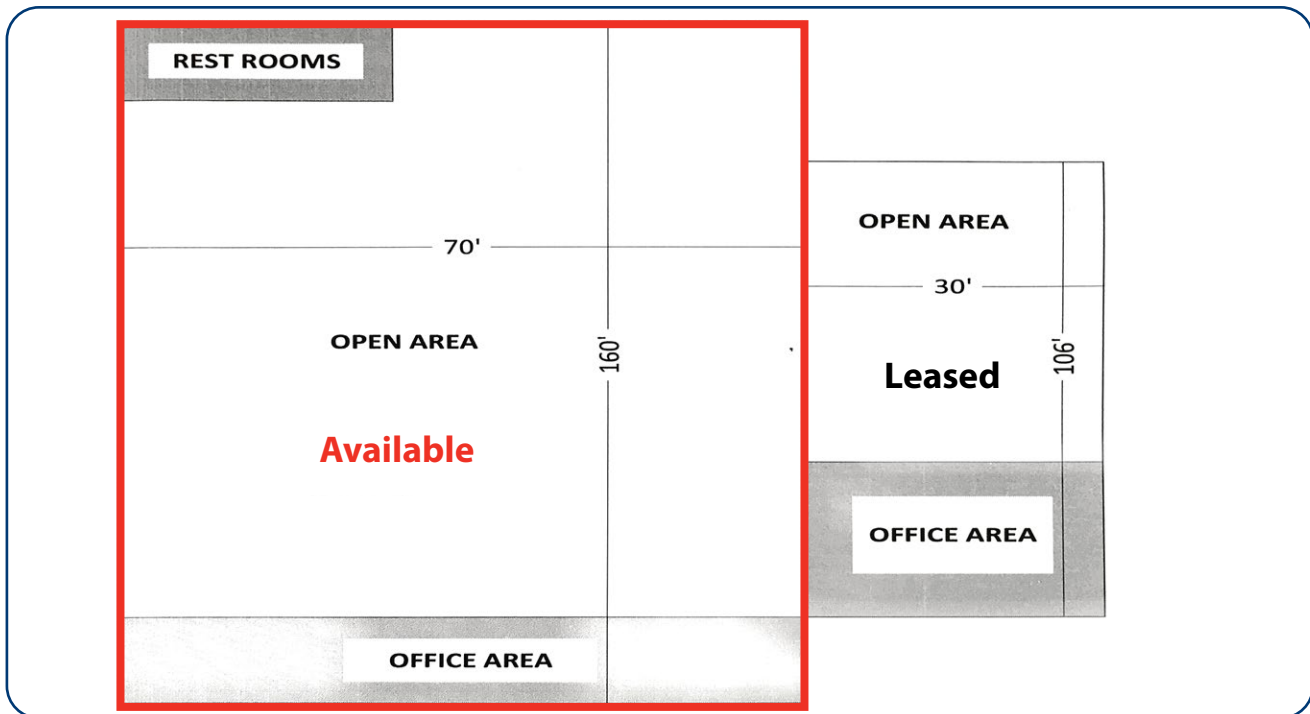
**Rob Blundred**  
 Commercial Broker  
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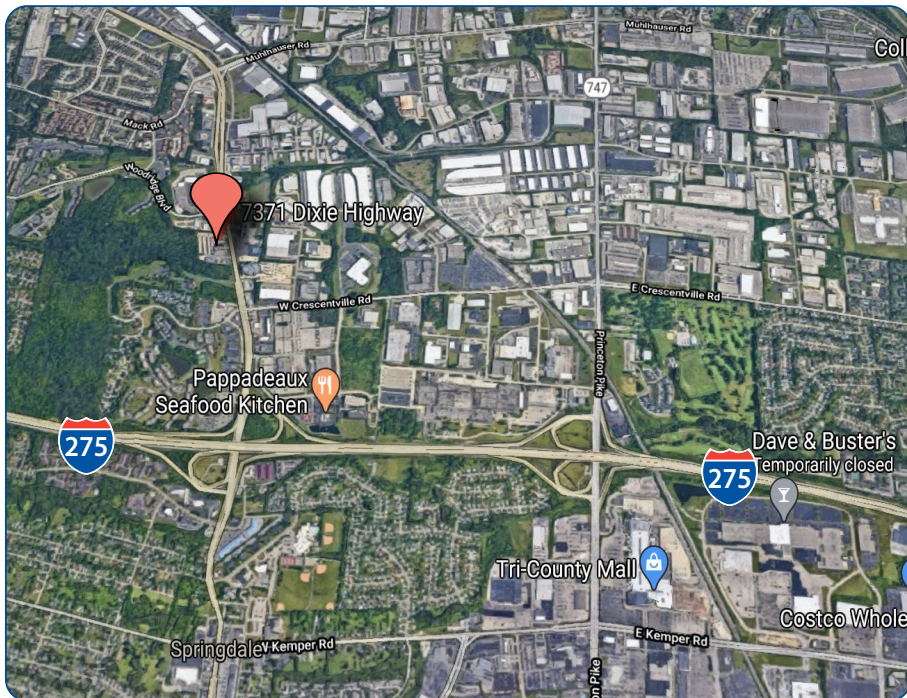
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## Floor Plan



## Location Information



### Location Highlights:

- Easy Access to I-275 and I-75
- Many amenities nearby
- Growing Fairfield Community
- Close Proximity to:
  - SR 747
  - 0.5 miles to I-275
  - 3.9 miles to I-75
  - West Chester
  - Springdale
  - 31 miles to Cincinnati International Airport (CVG)
  - 69 miles to Dayton International Airport (DAY)

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## Demographics

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Population	1 mile	3 miles	5 miles
2025 Projection	9,082	55,394	144,453
2020 Estimate	8,696	54,757	142,238
Growth 2020-2025	4.44%	1.16%	1.56%

Households	1 mile	3 miles	5 miles
2025 Projection	4,136	23,017	57,123
2020 Estimate	3,955	22,719	56,217
Growth 2020-2025	4.58%	1.31%	1.61%

Additional Demographics	1 mile	3 miles	5 miles
2020 Est. Median Age	37.10	36.80	37.70
2020 Est. Average Household Income	\$56,572	\$70,172	\$84,700

2019 Traffic Counts	Vehicles per day
Dixie Highway at Woodridge Blvd.	37,607
Dixie Highway at Crescentville Road	54,066
1-275 at Dixie Highway	121,189

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