

DEVELOPMENT OPPORTUNITY

4670-4696 DIXIE HIGHWAY

FAIRFIELD, OH 45014

FOR LEASE OR SALE
+/- 8.43 ACRES

HIGHLIGHTS

- Prime development opportunity along Dixie Highway in Fairfield
- Property is approximately 8.43 acres and could be demised for multiple users
- Ideal for retail, restaurants, office, senior living, medical, light industrial and many other uses
- Strong traffic counts of 36,339 VPD along Dixie Highway
- Traffic signal along Dixie Highway & secondary access to Symmes Road
- Site is in close proximity to Jungle Jim's International Market

TRAFFIC COUNTS

- 36,339 VPD on DIXIE HIGHWAY
- 13,658 VPD on SYMMES ROAD

DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	6,334	63,580	160,695
Households	2,646	25,694	62,858
Average HH Income	\$85,855	\$83,139	\$92,249
Daytime Employees	3,537	23,307	67,277

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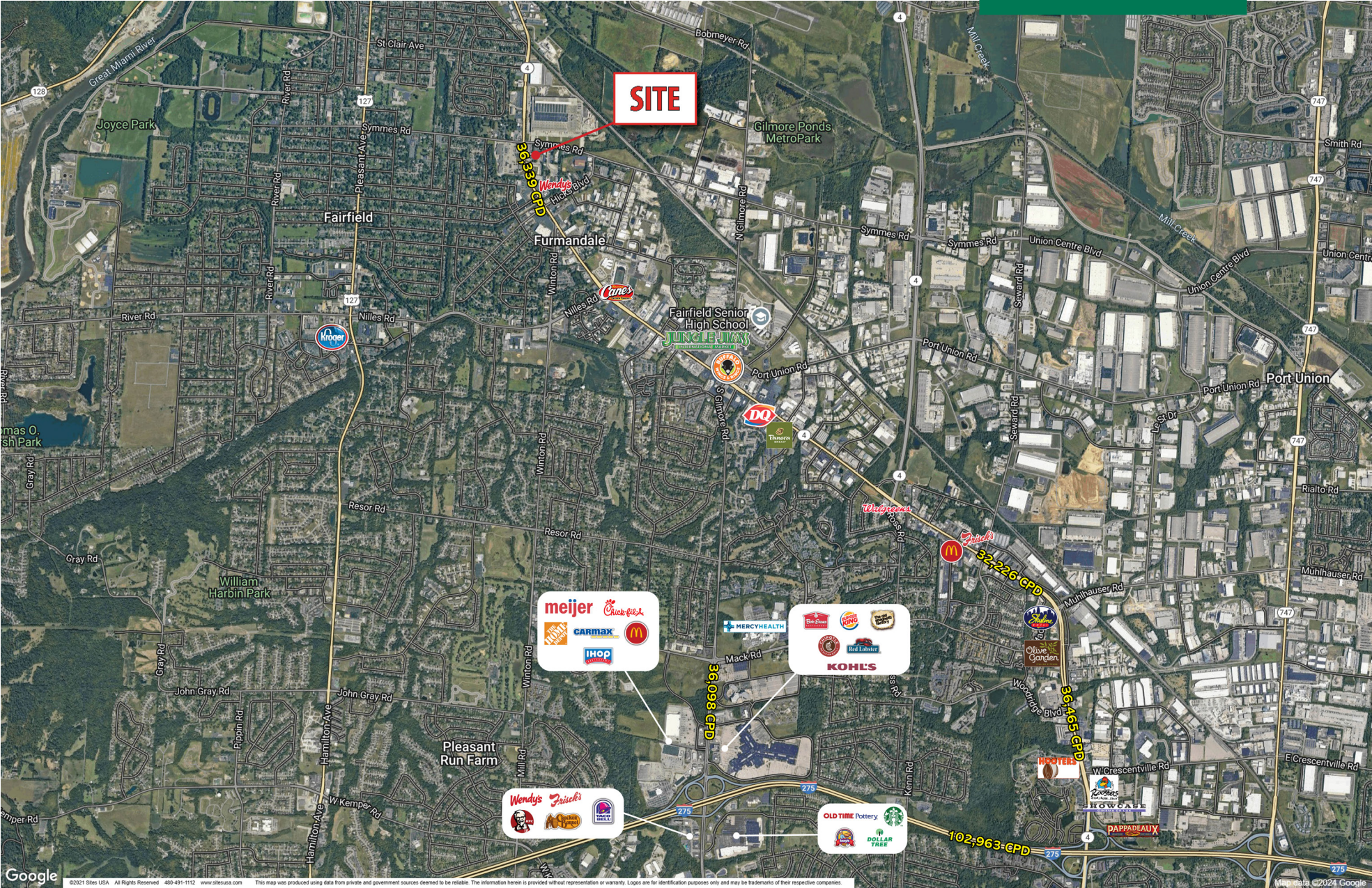
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www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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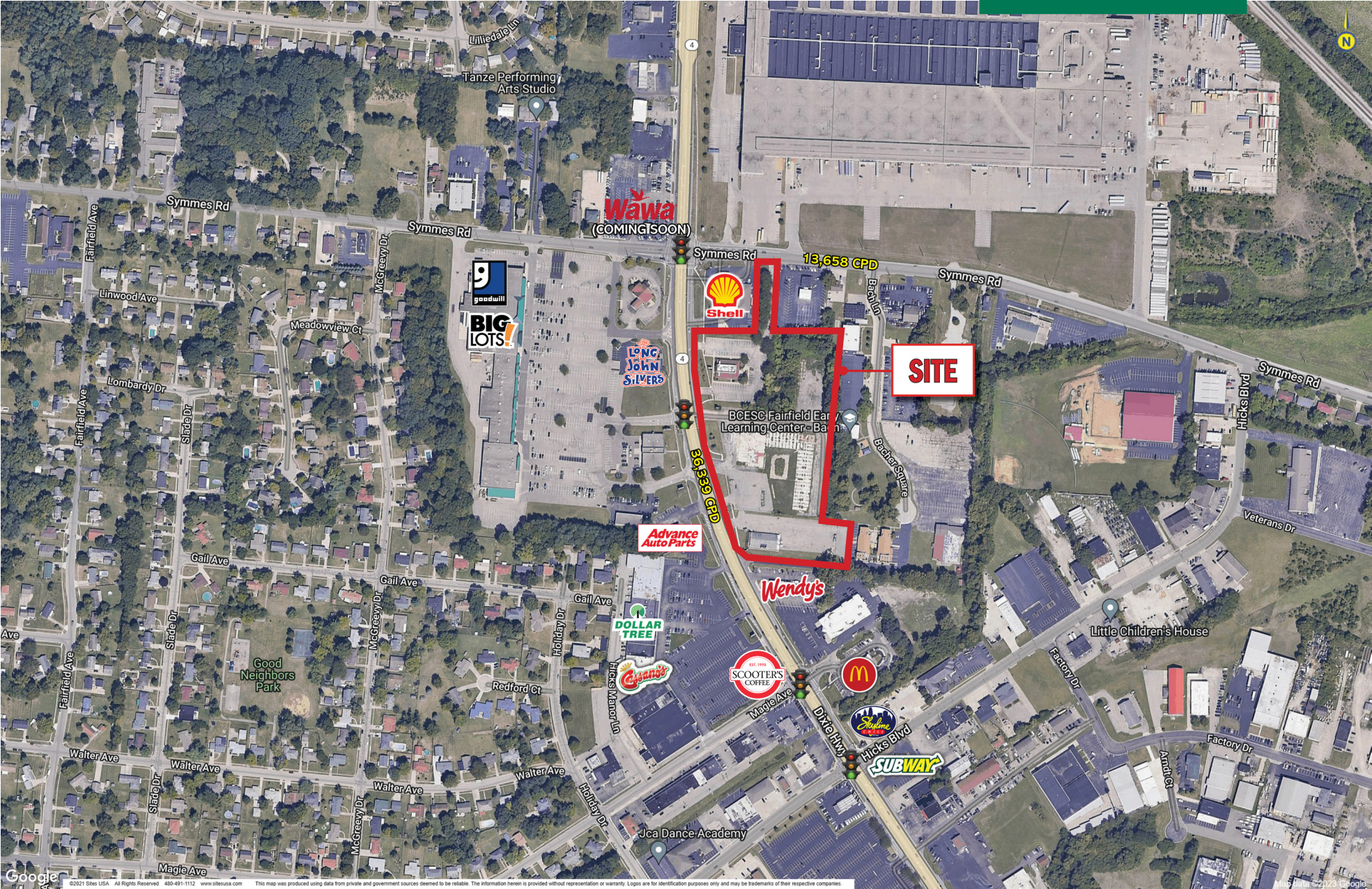
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