

FORMER RESTAURANT AVAILABLE
4670 DIXIE HIGHWAY
FAIRFIELD, OH 45014

FOR LEASE OR SALE
1.78 AC | 5,120 SF

HIGHLIGHTS

- Former Bob Evans restaurant available for lease or sale
- Ideal location for a restaurant or brewery
- Great visibility along Dixie Highway (State Route 4)
- Strong traffic counts of 36,339 VPD along Dixie Highway
- 3,500+ daytime employees within one mile from site
- Access along Dixie Highway & Symmes Road
- 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

CONTACT

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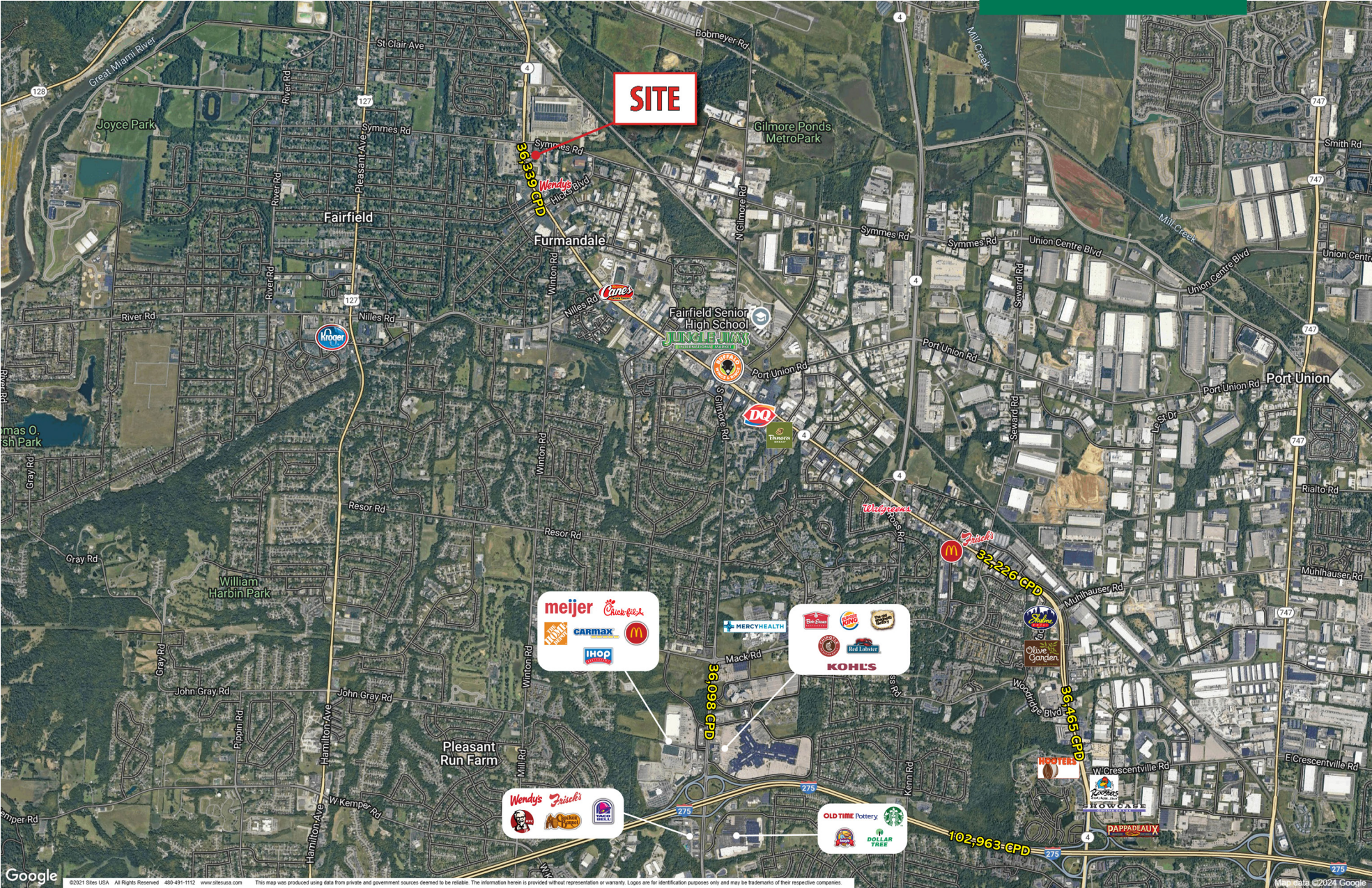
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www.anchor-associates.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

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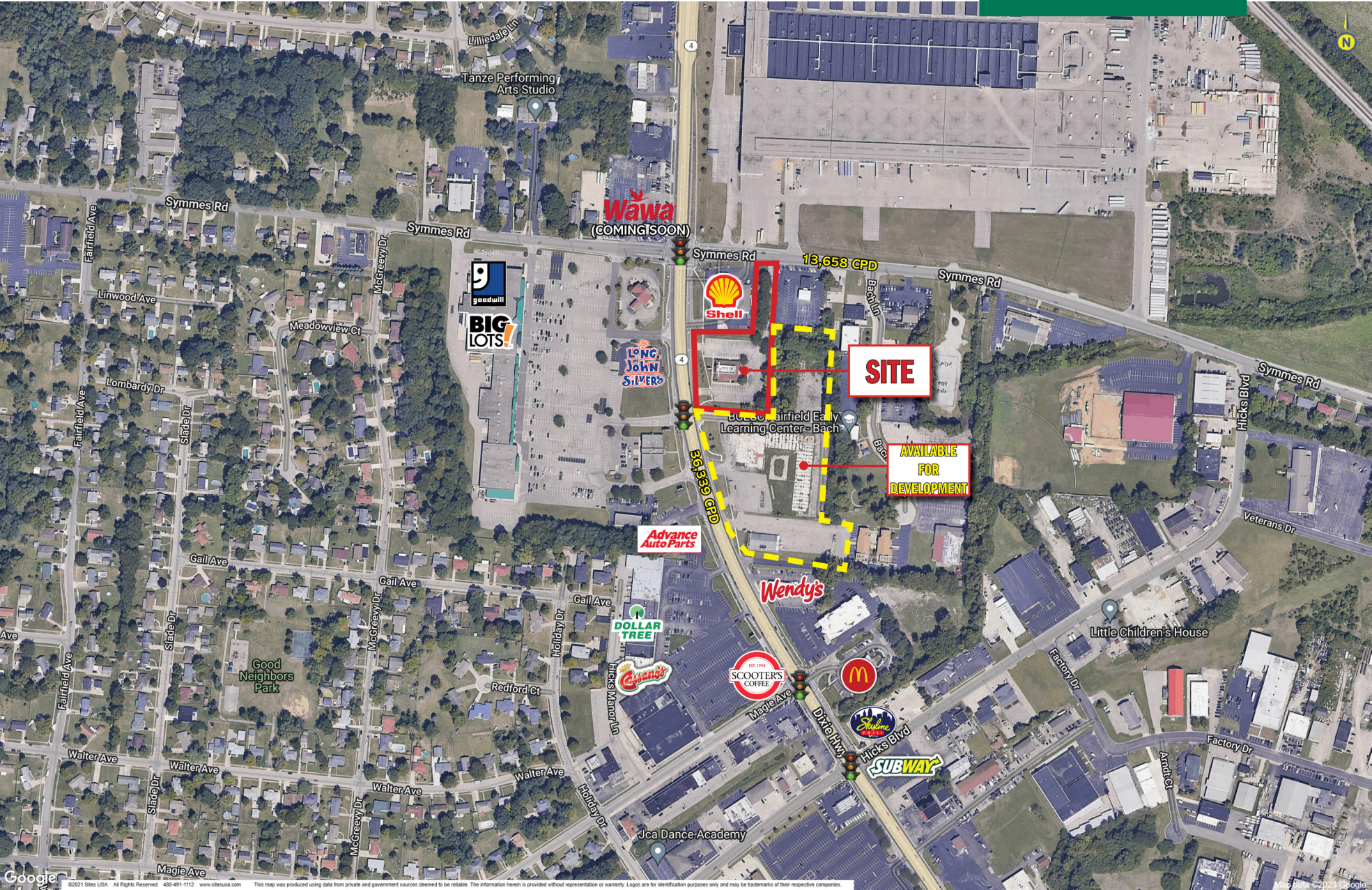
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