

7121 DIXIE HIGHWAY
FAIRFIELD, OH 45014

FOR SALE: ASKING \$600,000
+/- 1.4 ACRES

HIGHLIGHTS

- New development opportunity along Dixie Highway in Fairfield
- Ideal for retail, restaurant, QSR, automotive or medical uses
- Strong traffic counts of 34,286 VPD on Dixie Highway
- Less than 1.5 miles from I-275 (127,280 VPD)
- Located across the street from new Wawa "Coming Soon"
- Restaurants in the area include Pappadaux Seafood Kitchen, Roosters, Olive Garden, Bargas Grill and Skyline Chili

TRAFFIC COUNTS

- 36,939 VPD on Dixie Highway south of site
- 15,509 VPD on Mulhauser Road west of site

DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	6,142	56,204	145,898
Households	2,711	22,963	57,856
Average HH Income	\$75,529	\$91,268	\$107,646
Daytime Employees	7,687	58,584	113,082

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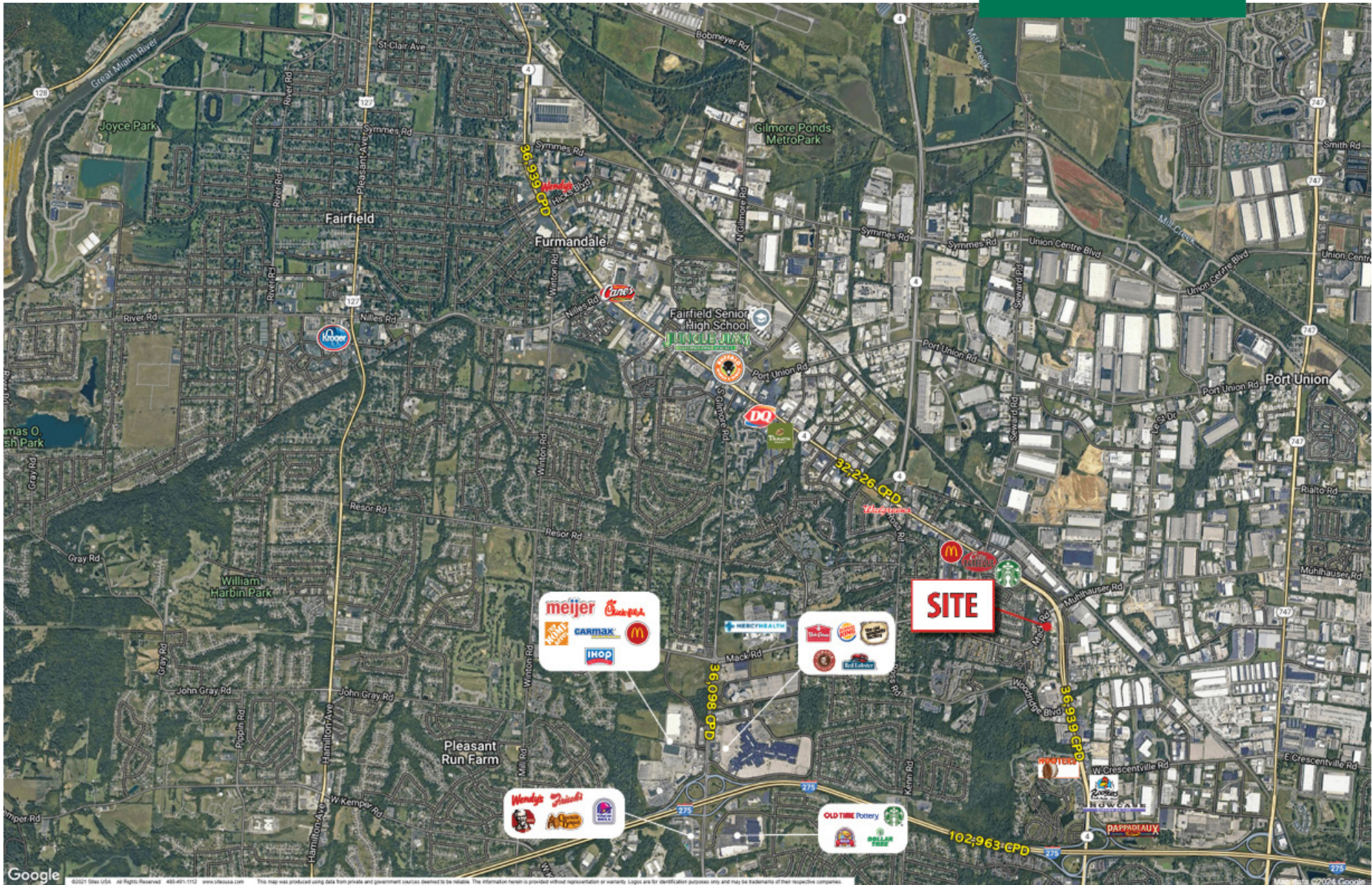
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