



GROUND LEASE/BUILD TO
CORNER OF PARKLAND HIGHWAY
FAIRFIELD, OH 45014
GILMORE

AAA Bob Sumner Tire & Service

NAPA

FOUNTAIN SWEETES

Waffle House

Cane's

Speedway

SMOOTHIE KING

PAPA JOHN'S

GameStop

JUNGLE JUNK

LaRosa's

PS... EAST COAST SLABS

enterprise

verizon

Honda

United Dairy Farmers

byrider

North

White Castle

TOYOTA

bp

KIA

Ziebart

AutoZone

HYUNDAI

Taverna

MARATHON

DOLLAR GENERAL

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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.982 Acres Ground Lease/ Build to Suit
CORNER OF GILMORE & PARKLAND nr DIXIE HIGHWAY

GREAT FOR RESTAURANTS, RETAIL, OFFICE, MEDICAL

- Dixie Hwy. business corridor behind Superior Acura just south of Jungle Jim
- Zoned General Business [C-3A](#) [potential drive-thru]
- Traffic count Dixie Hwy & Gilmore 34,187
- Average HH Income 3 mile \$77,855
- Est 2021 Population 5 mile 162,025
- Strong traffic, demographics, daytime population

POTENTIAL TURN-KEY BUILD TO SUIT OPPORTUNITY



Parkland Hills Dr Fairfield, OH 45014	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	11,132	62,531	162,025
2026 Projected Population	11,094	62,652	163,376
2010 Census Population	10,810	62,117	157,777
2000 Census Population	10,195	60,629	146,353
Projected Annual Growth 2021 to 2026	-	-	0.2%
Historical Annual Growth 2000 to 2021	0.4%	0.1%	0.5%
Households			
2021 Estimated Households	4,860	26,060	63,223
2026 Projected Households	4,897	26,341	64,238
2010 Census Households	4,612	25,352	60,454
2000 Census Households	4,321	24,288	56,404
Projected Annual Growth 2021 to 2026	0.2%	0.2%	0.3%
Historical Annual Growth 2000 to 2021	0.6%	0.3%	0.6%
Age			
2021 Est. Population Under 10 Years	12.5%	12.0%	13.4%
2021 Est. Population 10 to 19 Years	11.4%	12.4%	13.5%
2021 Est. Population 20 to 29 Years	19.6%	14.4%	13.6%
2021 Est. Population 30 to 44 Years	20.7%	19.4%	19.8%
2021 Est. Population 45 to 59 Years	17.5%	18.3%	18.0%
2021 Est. Population 60 to 74 Years	13.5%	17.2%	15.8%
2021 Est. Population 75 Years or Over	4.8%	6.3%	5.9%
2021 Est. Median Age	33.8	37.9	36.6
Marital Status & Gender			
2021 Est. Male Population	48.3%	48.0%	48.5%
2021 Est. Female Population	51.7%	52.0%	51.5%
2021 Est. Never Married	35.7%	32.7%	33.2%
2021 Est. Now Married	37.0%	42.8%	43.7%
2021 Est. Separated or Divorced	21.4%	18.0%	16.9%
2021 Est. Widowed	5.9%	6.5%	6.2%
Income			
2021 Est. HH Income \$200,000 or More	4.6%	4.0%	5.2%
2021 Est. HH Income \$150,000 to \$199,999	2.9%	4.3%	5.1%
2021 Est. HH Income \$100,000 to \$149,999	13.6%	15.9%	16.1%
2021 Est. HH Income \$75,000 to \$99,999	16.1%	15.0%	15.2%
2021 Est. HH Income \$50,000 to \$74,999	23.5%	22.9%	20.6%
2021 Est. HH Income \$35,000 to \$49,999	17.4%	14.1%	12.3%
2021 Est. HH Income \$25,000 to \$34,999	8.4%	8.7%	9.0%
2021 Est. HH Income \$15,000 to \$24,999	8.5%	7.3%	8.4%
2021 Est. HH Income Under \$15,000	4.9%	7.7%	8.2%
2021 Est. Average Household Income	\$67,933	\$77,855	\$81,720
2021 Est. Median Household Income	\$65,518	\$65,706	\$67,778
2021 Est. Per Capita Income	\$29,793	\$32,518	\$32,044
2021 Est. Total Businesses	403	2,476	6,020
2021 Est. Total Employees	4,964	34,637	89,486