

FOR LEASE

6625 Dixie Highway Fairfield, OH 45014

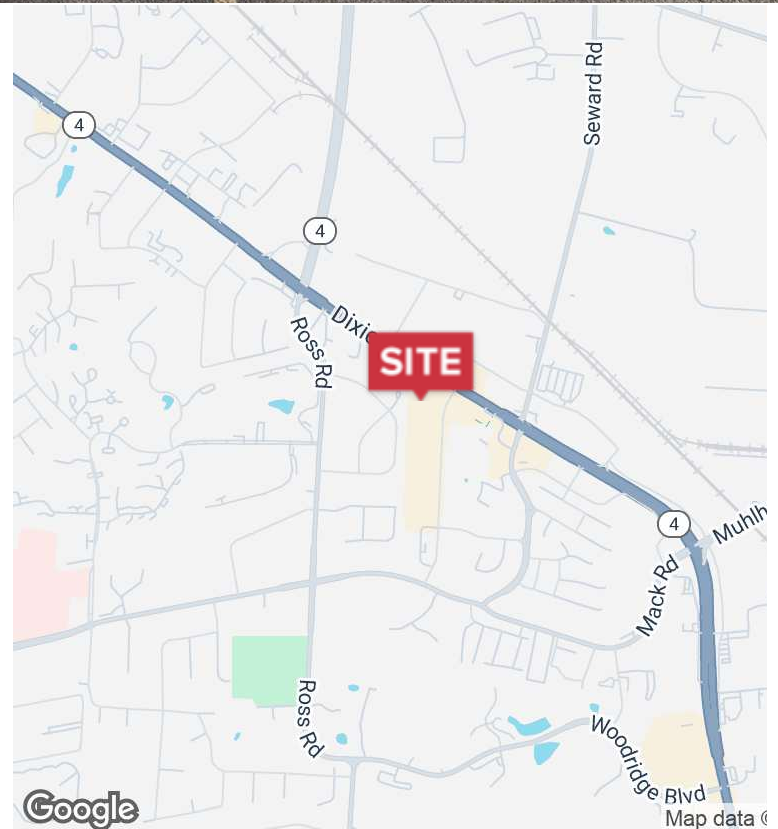


Retail | 1,200 - 3,250 SF

- Excellent Visibility Along Dixie Highway
- 32,000 VPD on Dixie Highway
- Ample Parking
- 3,250 SF of Retail / Office
- 1,200 SF of Restaurant (FF&E Included)
- List of Equipment on Page 2
- Easy Access to I-275
- \$12.00 / SF + NNN

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	8,196	\$79,145
3 MILES	59,886	\$87,496
5 MILES	157,995	\$98,455



✉ Hayden Batchelor
+1 513 322 6318
hbatchelor@bergman-group.com

✉ Emmanuel Pastoriza
+1 513 512 1112
epastoriza@bergman-group.com

📍 4695 Lake Forest Drive
Cincinnati, OH 45242
bergmancommercial.com

FOR LEASE

6625 Dixie Highway Fairfield, OH 45014

EQUIPMENT:

- 3 Compartment Sink
- 75 Gallon Water Heater
- 7 Foot by 9 Foot Walk-In Freezer
- Hand Washing Station
- Sanitation Station / Tub
- 8 Foot by 5 Foot Standard Ventilation Hood
- 3 Foot by 4 Foot Deep Fry Ventilation Hood
- Fire Suppression System

FOR LEASE

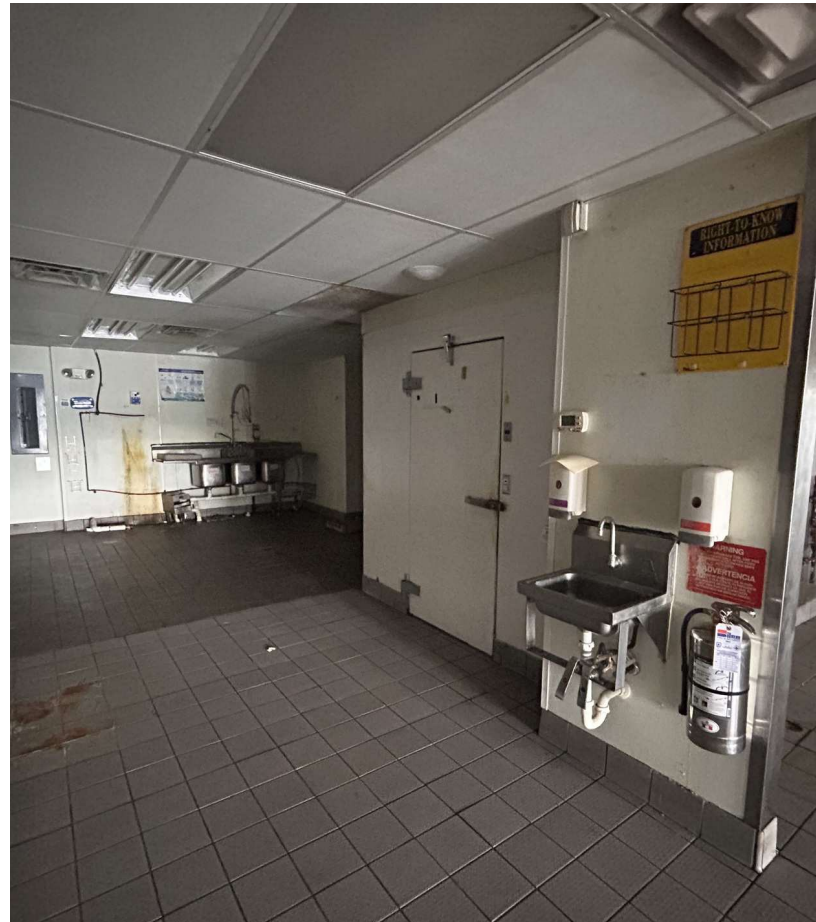
6625 Dixie Highway Fairfield, OH 45014



3,250 SF Space



1,200 SF Space



1,200 SF Space

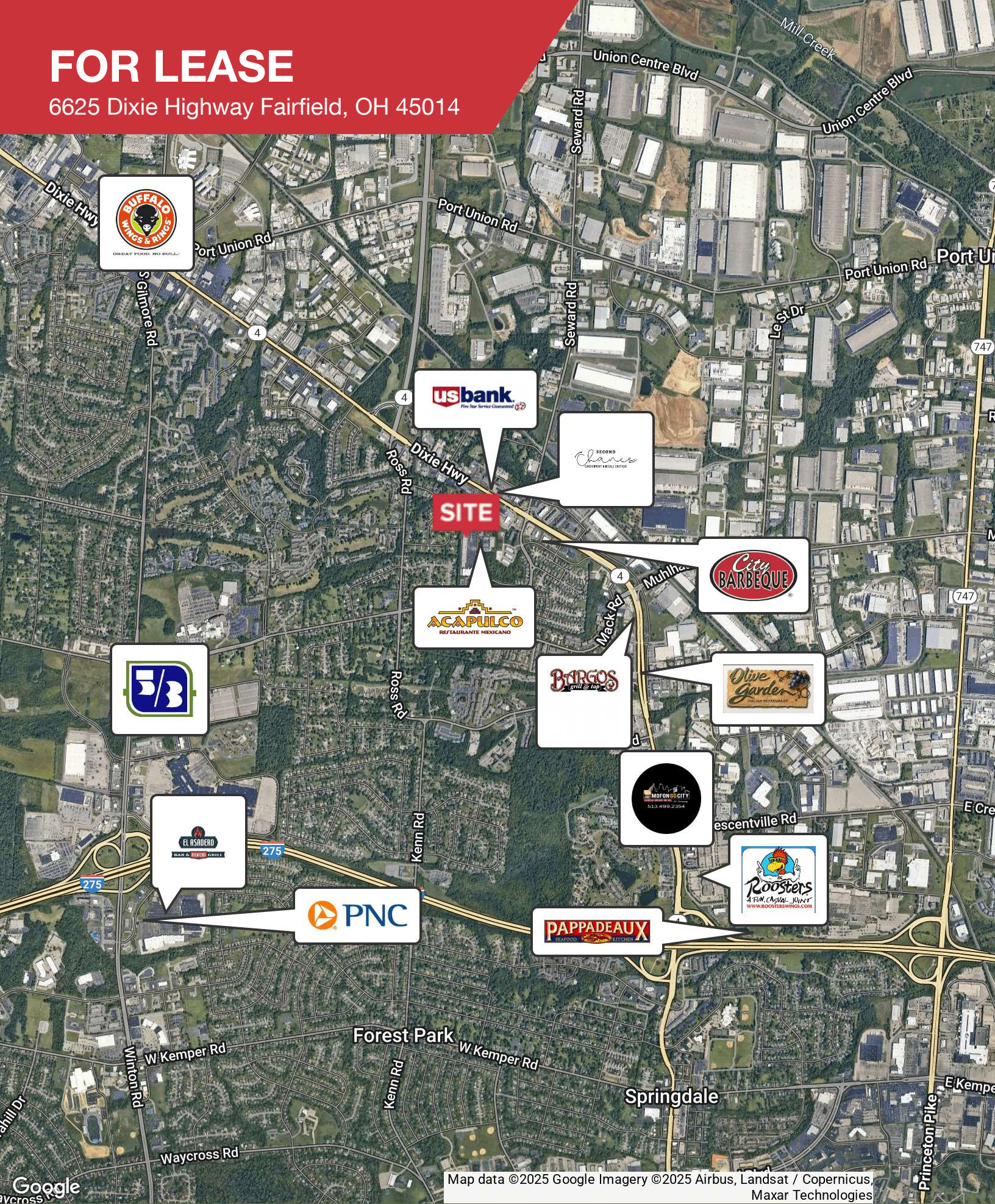
✉ Hayden Batchelor
+1 513 322 6318
hbatchelor@bergman-group.com

✉ Emmanuel Pastoriza
+1 513 512 1112
epastoriza@bergman-group.com

NAIBergman

FOR LEASE

6625 Dixie Highway Fairfield, OH 45014



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

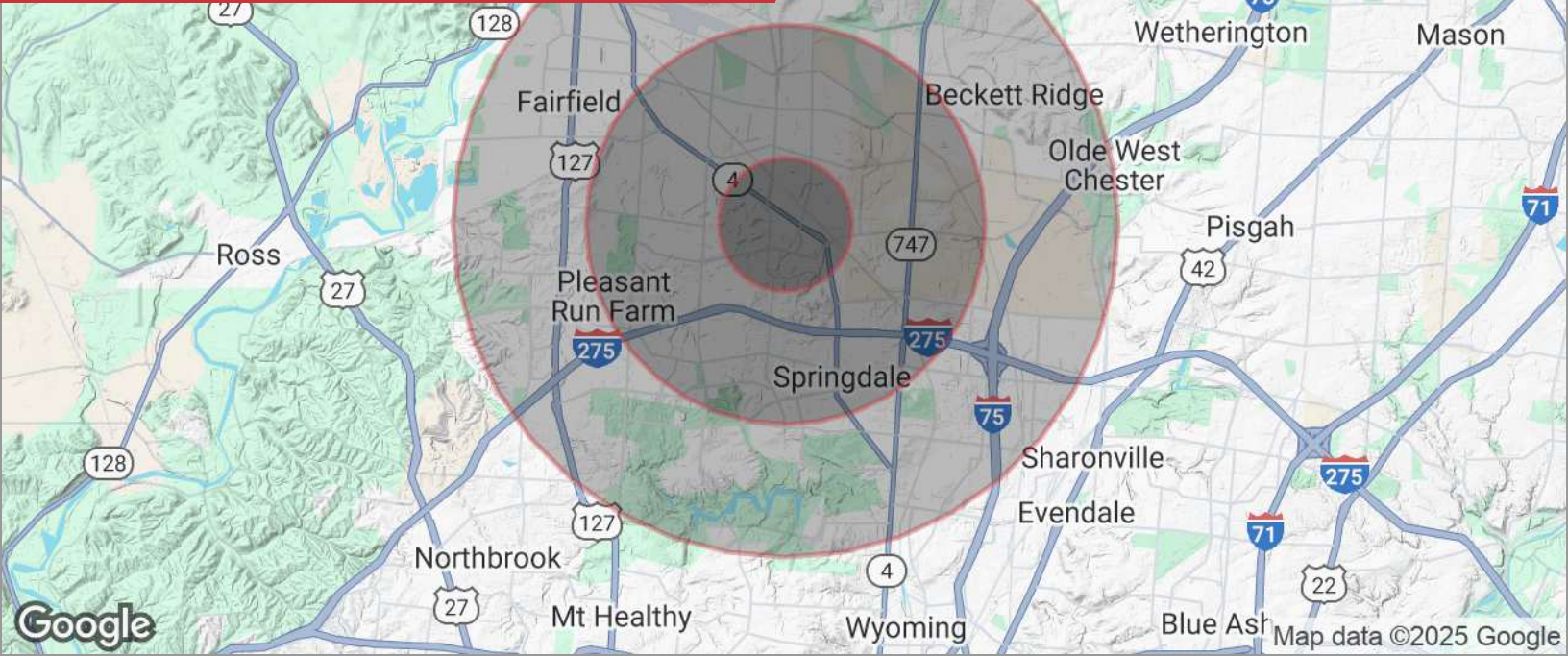
✉ Hayden Batchelor
+1 513 322 6318
hbatchelor@bergman-group.com

✉ Emmanuel Pastoriza
+1 513 512 1112
epastoriza@bergman-group.com



FOR LEASE

6625 Dixie Highway Fairfield, OH 45014



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,196	59,886	157,995
Median age	40	39	40
Median age (male)	38	38	39
Median age (Female)	41	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,659	23,838	61,572
# of persons per HH	2.2	2.5	2.6
Average HH income	\$79,145	\$87,496	\$98,455
Average house value	\$199,815	\$210,887	\$233,538

* Demographic data derived from 2020 ACS - US Census