

FOR SALE, LEASE
OR BUILD TO SUIT



5901 DIXIE HIGHWAY

FAIRFIELD | OHIO, 45014

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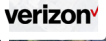
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1.159 ACRES

FOR SALE, LEASE OR BTS

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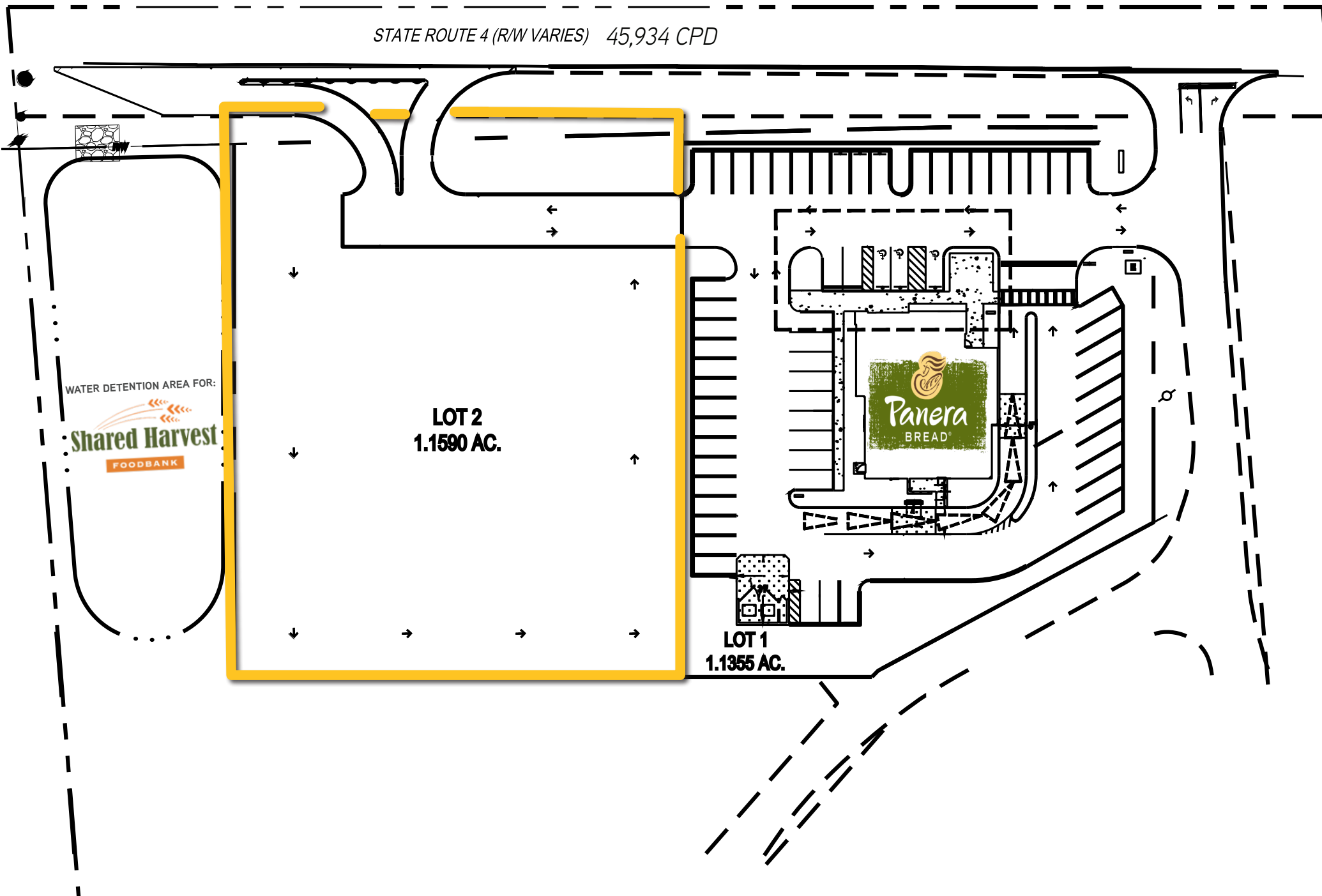
SITE

STATE ROUTE 4 (R/W VARIES) 45,934 CPD

WATER DETENTION AREA FOR:
Shared Harvest
FOODBANK

LOT 2
1.1590 AC.

LOT 1
1.1355 AC.



Property Highlights

- Join Panera Bread (under construction) at New Development
- 1.159 Acres for Sale, Lease or Build To Suit
- Just south of Jungle Jim's International Market
- 2 planned points of access: R-in/R-out and cross access through Panera for full curb cut
- Located along heavily travelled corridor of Dixie Hwy/Rt 4
 - Traffic Counts – 45,934 CPD
- Zoned: General Business Modified (C-3A)
- Frontage: 205'
- Great Demographics
 - Strong population density: Over 60k+ in 3-mi radius with a Daytime population of 55k+ in 3-mi radius
 - \$72,120 Average HH Income with 1 mile

Demographics

* FULL DEMOGRAPHICS CAN BE PROVIDED ON REQUEST



Total Population

(1 mile)	(3 mile)	(5 mile)
9,467	61,635	160,136



Total Households

(1 mile)	(3 mile)	(5 mile)
4,479	26,327	64,497



Average Household Income

(1 mile)	(3 mile)	(5 mile)
\$72,120	\$77,756	\$82,992

JOIN PANERA BREAD (UNDER CONSTRUCTION)

Contact Us Today

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