

FOR SALE/LEASE

# 800 NILLES ROAD

FAIRFIELD | OHIO

FORMER AUTOMOTIVE BUILDING

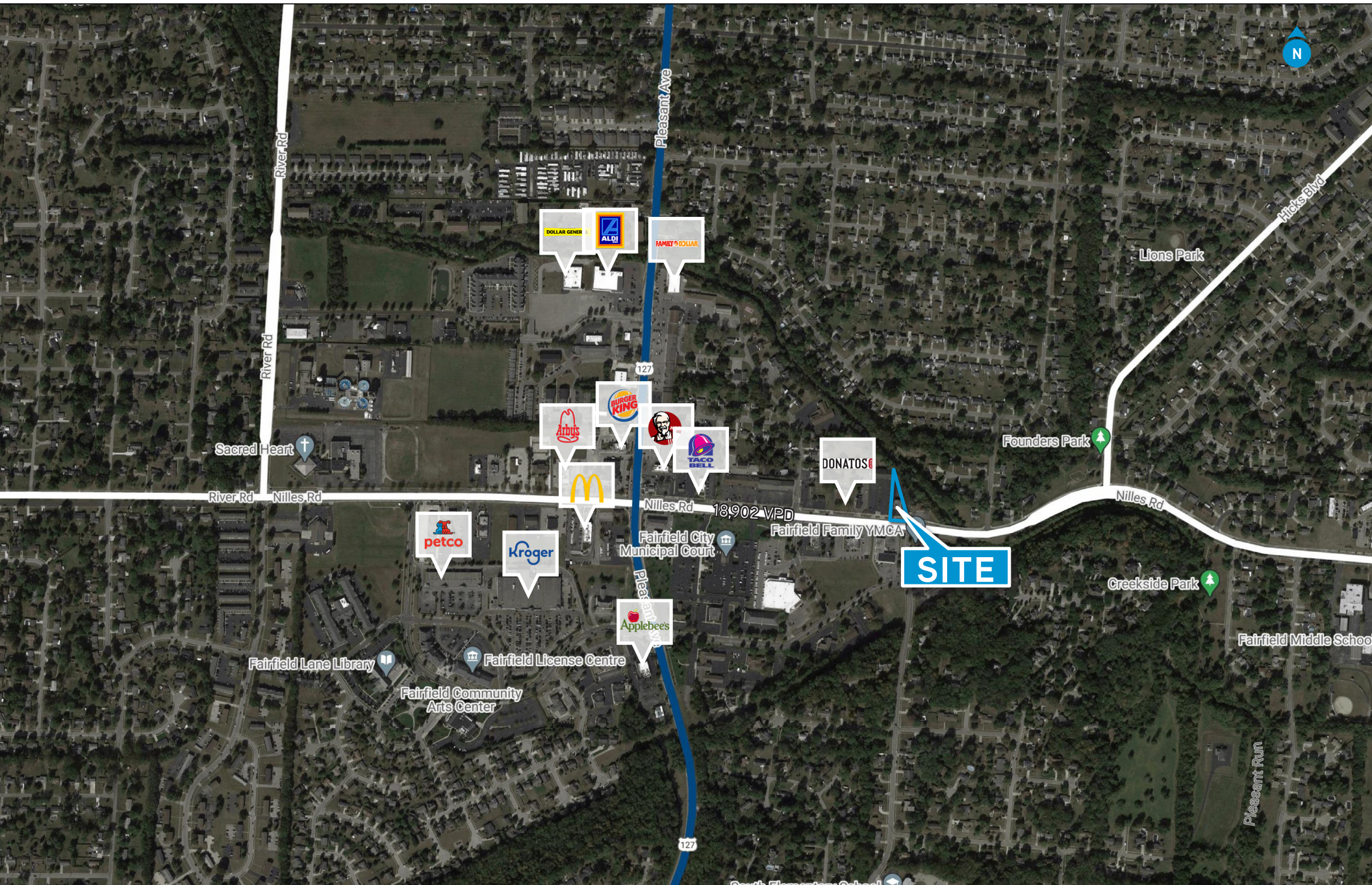


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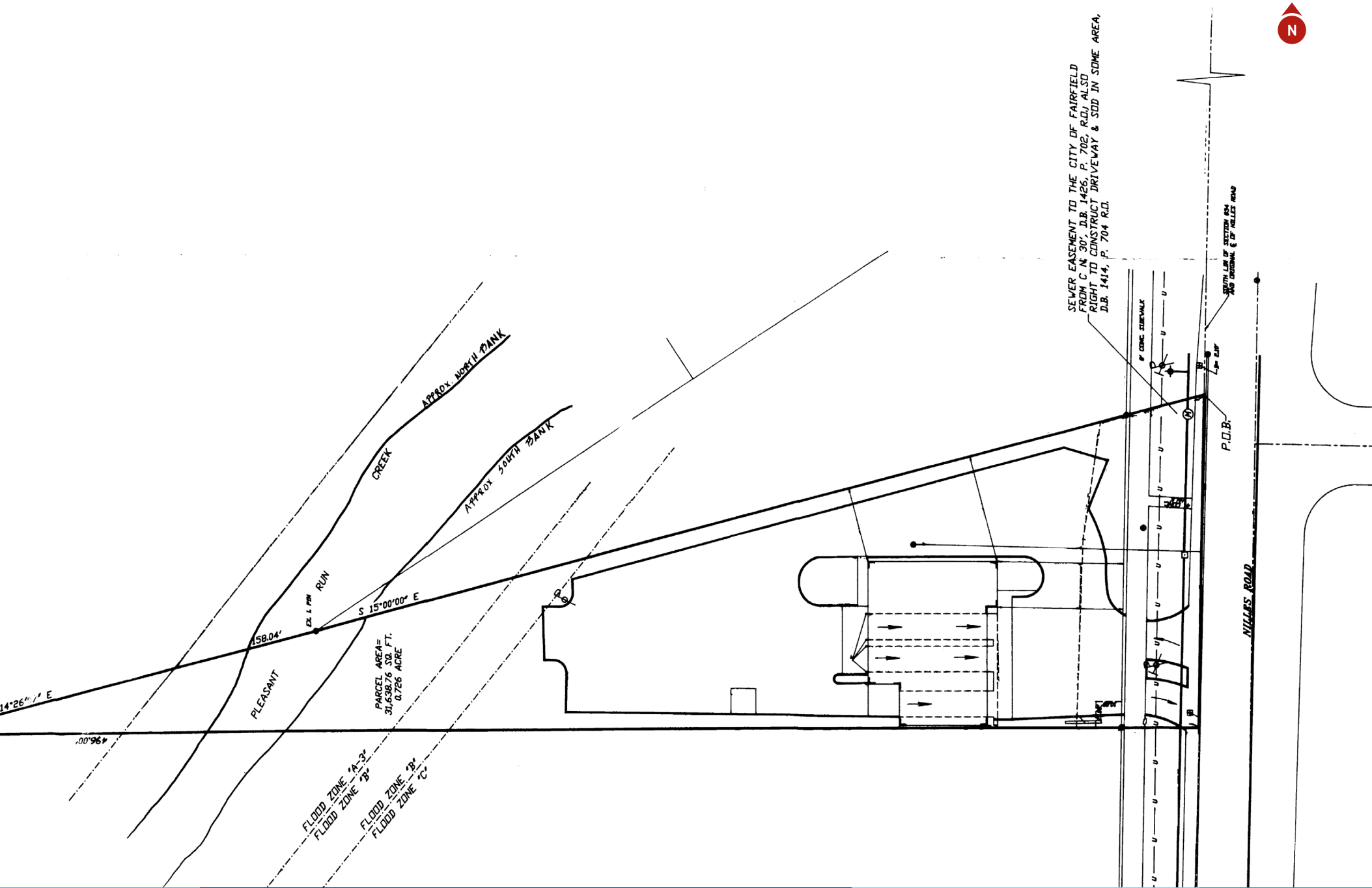
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## Property Highlights

- Great visibility and frontage along Nilles Road
- Neighborhood friendly surrounding co-tenancy (Fairfield YMCA, Municipal Court building, Kroger, etc.)
- Strong traffic counts (21,000+ VPD)
- “Turn-Key” Automotive Building
- Monument signage available

**\$295,000**  
SALE PRICE

**\$9.00** /SF NNN  
LEASE RATE

**2,809 SQUARE FEET AVAILABLE**

**CONTACT US TODAY:**

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## Demographics

\* FULL DEMOGRAPHICS CAN BE PROVIDED ON REQUEST



### Total Population

(1 mile)	(3 mile)	(5 mile)
8,519	58,017	141,878



### Total Households

(1 mile)	(3 mile)	(5 mile)
3,675	24,206	57,395



### Average Household Income

(1 mile)	(3 mile)	(5 mile)
\$72,544	\$76,223	\$75,166



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