

FOR LEASE

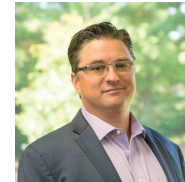
\$13 SQ FT + NNN

[View Listing](#)

# FREESTANDING RETAIL STORE



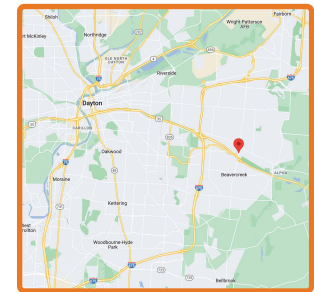
Todd Vollmer



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1205 N Fairfield Road  
Beavercreek, OH 45432

6,895 SQ FT ON 1.78 ACRES

## FEATURES

- Former Advanced Auto Parts retail store
- Sublease available for immediate occupancy through August of 2031
- Freestanding building on a large lot
- B-4 zoning allows a wide variety of uses
- Large open floor plan, 2 ADA restrooms, overhead door, and 14' 9" clear height to the joist
- Ample parking and exterior signage
- No City Income Tax

## TRAFFIC COUNTS

Street/Intersection	VPD
N. Fairfield Road	25,745
State Route 35	41,421
Interstate 675	84,044

## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	4,077	43,396	135,610
Daytime Population	5,203	46,512	133,983
Households	1,690	16,768	57,606
Average HH Income	\$116,602	\$139,285	\$100,942

**MIDLAND  
RETAIL**

[MidlandRetail.com](http://MidlandRetail.com)

(513) 891-2526

697 Wilmer Ave Suite C  
Cincinnati, OH 45226



# TRADE AREA

## BEAVERCREEK FREESTANDING BUILDING

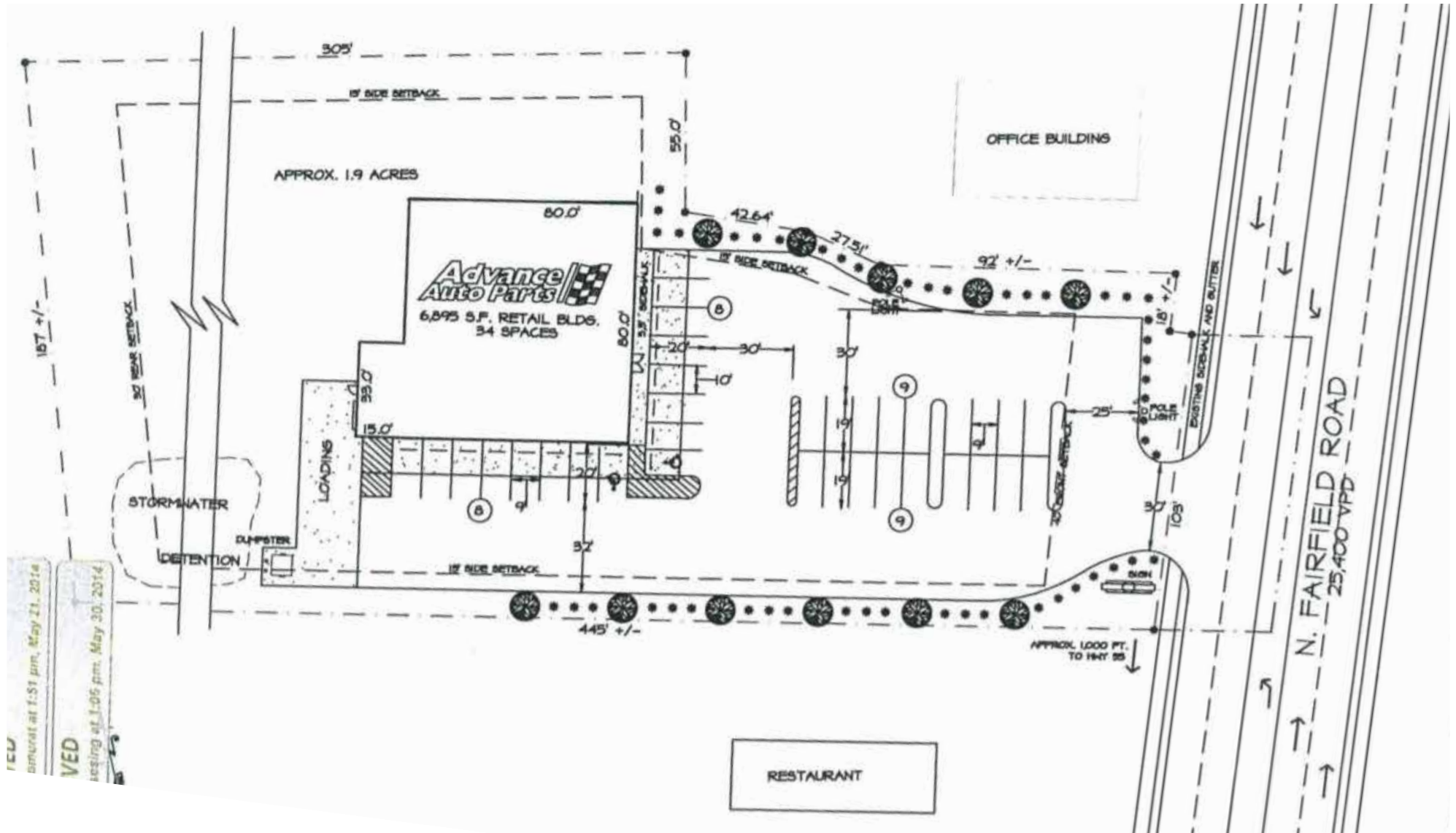
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VED  
 Surveyed at 1:51 pm, May 21, 2014  
 Resealed at 1:05 pm, May 30, 2014

# SITE PLAN

## BEAVERCREEK FREESTANDING BUILDING

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**MIDLAND RETAIL**

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# IMAGES

## BEAVERCREEK FREESTANDING BUILDING

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## 2023 Demographics

Freestanding Former Auto Store  
 1205 N Fairfield Rd, Beaver Creek, Ohio, 45432  
 Rings: 1, 3, 5 mile radii

Latitude: 39.72507  
 Longitude: -84.05879

Population	1 mile	3 miles	5 miles
2023 Total Population	4,077	43,396	135,610
2028 Total Population	4,094	43,613	136,163
2022-2027 Population: Annual Growth Rate	0.08%	0.10%	0.08%
2023 Total Daytime Population	5,203	46,512	133,983
2023 Female Population	2,023	21,766	68,270
2023 Male Population	2,054	21,630	67,340
2023 Median Age	47.9	44.7	39.5
Households	1 mile	3 miles	5 miles
2023 Total Households	1,690	16,768	57,606
2028 Total Households	1,709	16,962	58,251
2022-2027 Households: Annual Growth Rate	0.22%	0.23%	0.22%
2023 Average Household Size	2.40	2.56	2.32
2023 Dominant Tapestry Segment Name	Comfortable Empty Nesters	Comfortable Empty Nesters	Traditional Living
Income	1 mile	3 miles	5 miles
2023 Average Household Income	\$116,602	\$139,285	\$100,942
2028 Average Household Income	\$132,757	\$156,420	\$114,761
2023 Median Household Income	\$97,502	\$107,229	\$74,257
2028 Median Household Income	\$107,928	\$117,138	\$83,067
2022-2027 Median Household Income: Annual Growth Rate	2.05%	1.78%	2.27%
2023 Per Capita Income	\$48,055	\$54,270	\$42,839
2028 Per Capita Income	\$55,083	\$61,352	\$49,035
2022-2027 Per Capita Income: Annual Growth Rate	2.77%	2.48%	2.74%
Home Value	1 mile	3 miles	5 miles
2023 Average Home Value	\$214,853	\$257,228	\$186,615
2028 Average Home Value	\$264,089	\$303,169	\$250,872
2023 Median Home Value	\$214,853	\$257,228	\$186,615
2028 Median Home Value	\$249,929	\$289,570	\$225,435
Race	1 mile	3 miles	5 miles
Diversity Index	26.6	34.3	40.3
Educational Attainment	1 mile	3 miles	5 miles
Less than 9th Grade	27	255	1,605
9-12th Grade/No Diploma	31	547	3,540
High School Diploma	543	4,883	18,593
GED/Alternative Credential	58	885	3,265
Some College/No Degree	561	5,284	19,057
Associate's Degree	467	3,553	11,087
Bachelor's Degree	746	8,069	20,610
Graduate/Professional Degree	637	8,284	17,649
Educational Attainment Base	3,070	31,760	95,406
Business Summary	1 mile	3 miles	5 miles
Total Businesses	318	1,516	3,885
Total Employees	3,640	23,229	63,558
Total (SIC01-99) Sales (\$000)	\$600,630,156	\$4,125,274,459	\$9,434,538,840
Total Expenditures (Consumer Spending)	1 mile	3 miles	5 miles
2023 Annual Budget Expenditures	\$167,930,415	\$1,985,217,072	\$5,026,583,260
2028 Annual Budget Expenditures	\$193,228,881	\$2,254,667,376	\$5,777,156,032
2023 Retail Goods	\$6,572,637	\$78,580,590	\$203,495,234
2028 Retail Goods	\$61,398,285	\$711,702,037	\$1,812,730,481