

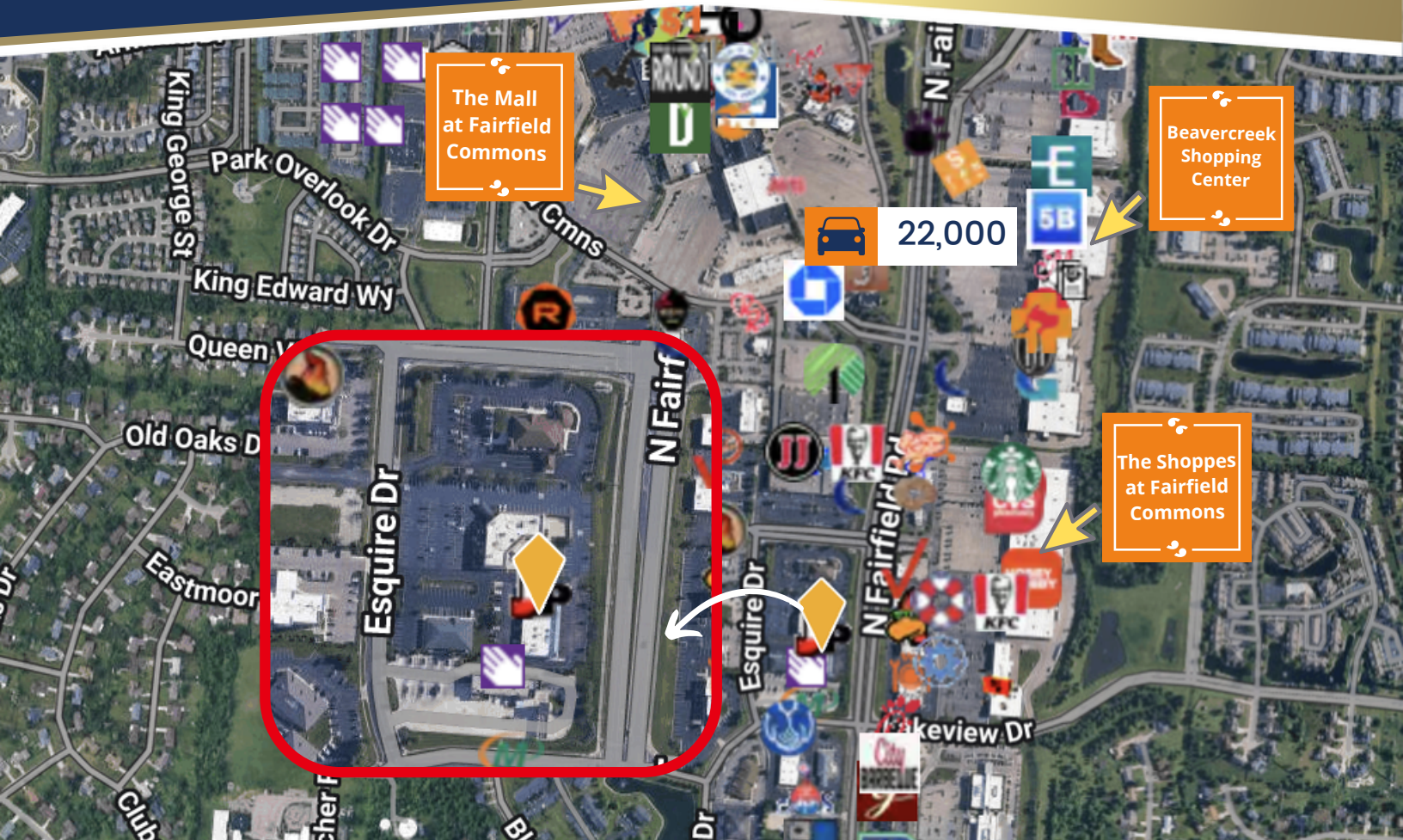


GEMINI PLAZA

2418 ESQUIRE DR., BEAVERCREEK, OH 45431

- High visibility — Over 22,000 vehicles per day on N Fairfield Road
- Outstanding exposure with two prominent monument signs
- Ample parking with front and back lots
- Currently configured as a salon but can be returned to white box condition
- Favorable zoning that supports a broad range of retail, personal service, and office
- Strong co-tenancy & center stability
- Strategically positioned near The Mall at Fairfield Commons and surrounded by major traffic generators including Target, Chick-fil-A, Hobby Lobby, Verizon, Aldi, La-Z-Boy, and Aqua-Tot Swimming Pool
- Strong local demographics featuring a median household income of \$110,088+ and a mix of families, professionals, and retirees
- Easy ingress/egress
- Ideal business uses include salon or barber shop; retail shops (antiques, appliances, tanning, bike sales & service); dental services; medical clinic or lab; tutoring or educational center; and more

Lease Rate: \$18 SF NNN



2418 ESQUIRE DR.
BEAVERCREEK, OH 45431

**FOR
LEASE**

2025 DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
POPULATION	29,894	123,246	455,326
HOUSEHOLDS	13,235	51,383	190,718
HH INCOME	\$86,517	\$98,636	\$89,500



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