

PROPERTY HIGHLIGHTS

- **10,985 SF on 1.5 Acres available for lease**
- Prime location directly off I-275 in a major retail corridor
- Situated in front of the former Forest Fair Mall site, currently undergoing redevelopment into a new multipurpose facility anchored by The Hillman Group
- Approximately 1 mile from the Children's Hospital Fairfield campus
- Surrounded by national retailers including Meijer, The Home Depot, CarMax, and Tire Discounters
- Nearby dining options include Chick-fil-A, Chipotle, McDonald's, Cracker Barrel, IHOP, Red Lobster, Dunkin', and Bob Evans
- Average household income within a 1-mile radius exceeds \$100,000

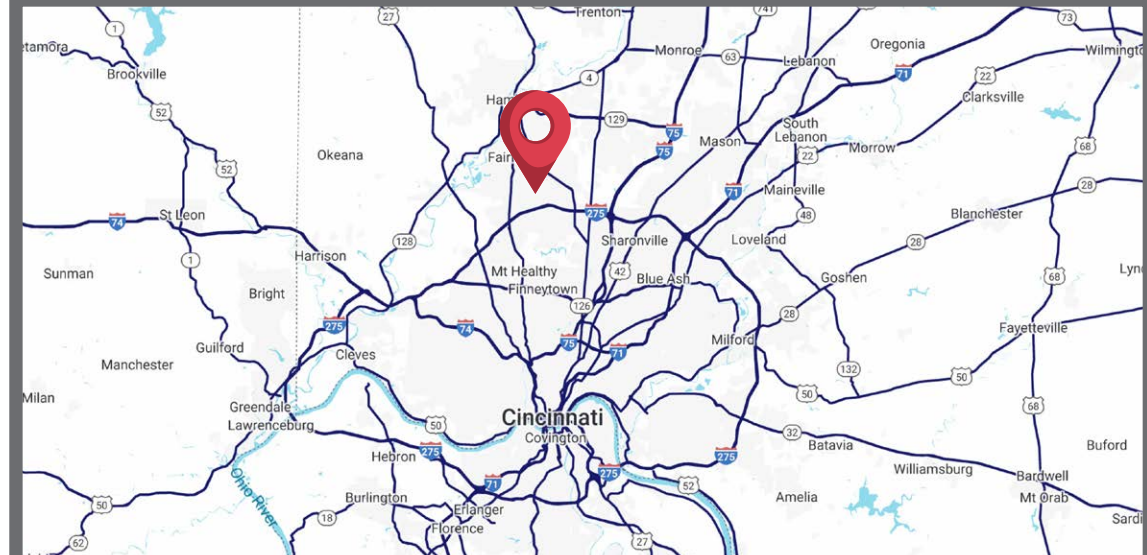


TRAFFIC COUNTS

- 37,079 (25) VPD: S Gilmore Rd
- 105,657 (25) VPD: I-275

2025 EST. DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|----------|----------|
| POPULATION | 8,031 | 75,044 | 151,842 |
| HOUSEHOLDS | 3,047 | 30,029 | 60,527 |
| AVG HH INCOME | \$100,433 | \$95,872 | \$97,303 |
| EMPLOYEES | 4,865 | 45,461 | 91,319 |



CONTACT

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A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Former Restaurant - Fairfield

6320 S GILMORE RD | FAIRFIELD, OH 45014



FORMER FOREST FAIR MALL SITE
Currently undergoing redevelopment into a new multipurpose facility anchored by The Hillman Group. The land will include a business and industrial park. There will be warehouses, offices, other commercial uses.

WINTON WOODS HIGH SCHOOL
1,229 Students

Ameritas
350 Employees

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