







# LAND FOR SALE OR GROUND LEASE



5145 Pleasant Avenue, Fairfield, OH 45014

## PROPERTY HIGHLIGHTS

-  Rare Redevelopment Opportunity in Fairfield
-  Densely Populated with Nearly 10,000 People in a 1 Mile Radius
-  Centrally Located near Kroger, Aldi, CVS, Dunkin' and Burger King
-  Lot A +/- 0.75 Acres Available
-  Flexible Rear Lot Line if More Land is Needed
-  Traffic Counts: 21,282 Pleasant Ave

## DEMOGRAPHICS

| <u>Year 2024</u>     | <u>One Mile</u> | <u>Three Mile</u> | <u>Five Mile</u> |
|----------------------|-----------------|-------------------|------------------|
| Estimated Population | 9,721           | 56,774            | 143,469          |
| Median Income        | \$78,840        | \$73,398          | \$71,506         |
| Average HH Income    | \$101,575       | \$95,073          | \$92,439         |
| Daytime Population   | 2,198           | 16,680            | 57,833           |



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Symmes Rd

Symmes Rd

127

Symmes Rd

Symmes Rd

Hicks Blvd

4

Winton Rd

FAIRFIELD CENTRAL ELEMENTARY

CROSSROADS MIDDLE SCHOOL

Nilles Rd

Dixie Hwy

S Gilmore Rd

River Rd

River Rd

River Rd

Nilles Rd

127 Nilles Rd

Nilles Rd

Winton Rd

ALDI usbank Auto Zone

BURGER KING CVS pharmacy Arby's

DUNKIN' CAPTAIN D'S GOLD STAR CHILI

SITE

Kroger PETCO THE UPS STORE

FIFTH THIRD BANK Applebees PNC

McDonald's United Dairy Farmers Pizza Hut

O'Reilly AUTO PARTS Cassano's Pizza & Subs

DOLLAR TREE COSMO PROF

Advance! Auto Parts Wendy's McDonald's

Little Caesars KFC TACO BELL

CHASE HOT HEAD BURRITOS

SERVATI Edward Jones

Perkins RESTAURANT CAFE

FAIRFIELD POLICE DEPT

UNITED STATES POSTAL SERVICE

verizon wireless cricket™

PENN STATION EAST COAST BREAD enterprise

Valvoline LaRosa's FAMILY PIZZERIA

JUNGLE JIM'S INTERNATIONAL MARKET Starbucks

Jenny Holm's Hallmark

Provel's Petland

WINGS OF RINGS PALM BEACH TAN

AT&T

GameStop General Electric Credit Union

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5145 PLEASANT AVE  
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OnSite  
Retail Group



- |                       |                   |
|-----------------------|-------------------|
| SPICE BAZAAR          | NAILS 2000        |
| FAIRFIELD EYEBROWS    | GENE'S HAIR SALON |
| DONUT SPOT            | MCKINLEY'S PUB    |
| LEE'S                 | GAMES 4 LESS      |
| NELSON'S POPCORN LAND | GAMES 4 LESS      |

- |                           |                        |
|---------------------------|------------------------|
| Fairfield PIZZA & PASTA   | Do it Best             |
| HOT HEAD BURRITOS         | SWATHI'S Party & Event |
| Donatos PIZZA SUBS SALADS |                        |

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## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3393/-84.5606

| <b>5145 Pleasant Ave<br/>Fairfield, OH 45014</b>      | <b>1 mi<br/>radius</b> | <b>3 mi<br/>radius</b> | <b>5 mi<br/>radius</b> |
|---|------------------------|------------------------|------------------------|
| <b>Population</b>                                     |                        |                        |                        |
| 2024 Estimated Population                             | 9,721                  | 56,774                 | 143,469                |
| 2029 Projected Population                             | 9,715                  | 56,180                 | 143,714                |
| 2020 Census Population                                | 9,867                  | 58,618                 | 143,852                |
| 2010 Census Population                                | 9,140                  | 56,737                 | 139,860                |
| Projected Annual Growth 2024 to 2029                  | -                      | -0.2%                  | -                      |
| Historical Annual Growth 2010 to 2024                 | 0.5%                   | -                      | 0.2%                   |
| 2024 Median Age                                       | 42.0                   | 38.0                   | 37.2                   |
| <b>Households</b>                                     |                        |                        |                        |
| 2024 Estimated Households                             | 4,090                  | 22,914                 | 56,024                 |
| 2029 Projected Households                             | 4,147                  | 22,959                 | 56,830                 |
| 2020 Census Households                                | 4,051                  | 23,355                 | 55,433                 |
| 2010 Census Households                                | 3,779                  | 22,502                 | 53,875                 |
| Projected Annual Growth 2024 to 2029                  | 0.3%                   | -                      | 0.3%                   |
| Historical Annual Growth 2010 to 2024                 | 0.6%                   | 0.1%                   | 0.3%                   |
| <b>Race and Ethnicity</b>                             |                        |                        |                        |
| 2024 Estimated White                                  | 77.3%                  | 69.1%                  | 63.8%                  |
| 2024 Estimated Black or African American              | 11.8%                  | 17.2%                  | 21.6%                  |
| 2024 Estimated Asian or Pacific Islander              | 4.1%                   | 5.3%                   | 5.0%                   |
| 2024 Estimated American Indian or Native Alaskan      | -                      | 0.3%                   | 0.4%                   |
| 2024 Estimated Other Races                            | 6.6%                   | 8.1%                   | 9.2%                   |
| 2024 Estimated Hispanic                               | 5.0%                   | 7.2%                   | 8.4%                   |
| <b>Income</b>   |                        |                        |                        |
| 2024 Estimated Average Household Income               | \$101,575              | \$95,073               | \$92,439               |
| 2024 Estimated Median Household Income                | \$78,840               | \$73,398               | \$71,506               |
| 2024 Estimated Per Capita Income                      | \$42,765               | \$38,410               | \$36,214               |
| <b>Education (Age 25+)</b>                            |                        |                        |                        |
| 2024 Estimated Elementary (Grade Level 0 to 8)        | 3.1%                   | 3.4%                   | 3.5%                   |
| 2024 Estimated Some High School (Grade Level 9 to 11) | 2.9%                   | 4.6%                   | 6.0%                   |
| 2024 Estimated High School Graduate                   | 33.4%                  | 33.4%                  | 34.1%                  |
| 2024 Estimated Some College                           | 20.6%                  | 18.9%                  | 18.6%                  |
| 2024 Estimated Associates Degree Only                 | 9.3%                   | 10.1%                  | 9.5%                   |
| 2024 Estimated Bachelors Degree Only                  | 21.2%                  | 20.4%                  | 19.0%                  |
| 2024 Estimated Graduate Degree                        | 9.4%                   | 9.2%                   | 9.4%                   |
| <b>Business</b>                                       |                        |                        |                        |
| 2024 Estimated Total Businesses                       | 305                    | 1,759                  | 4,715                  |
| 2024 Estimated Total Employees                        | 2,198                  | 16,680                 | 57,833                 |
| 2024 Estimated Employee Population per Business       | 7.2                    | 9.5                    | 12.3                   |
| 2024 Estimated Residential Population per Business    | 31.9                   | 32.3                   | 30.4                   |