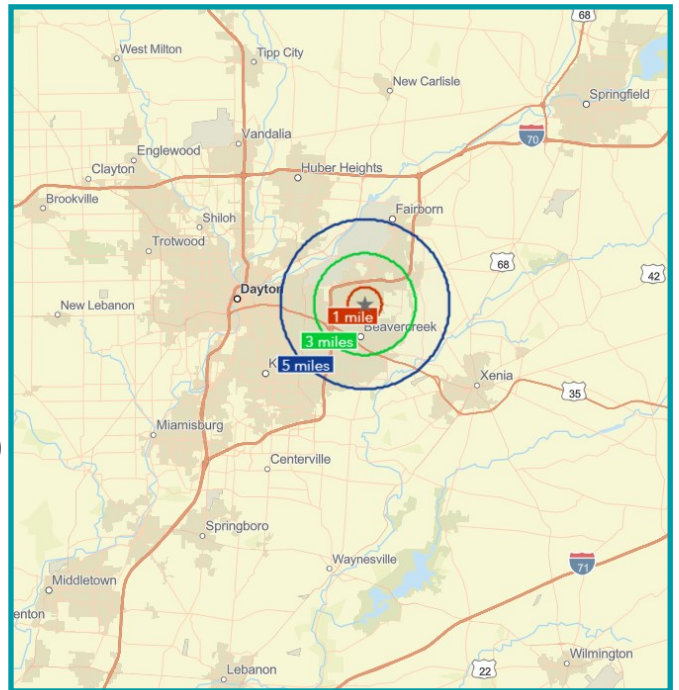


PROPERTY HIGHLIGHTS

- 15 +/- acres available on North Fairfield Road
- The land is located at the high-traffic intersection of North Fairfield Road and Kemp Road south of the Mall at Fairfield Commons, located in a highly desirable Beaver Creek super regional trade area
- Beaver Creek is the second largest suburb of Dayton, Ohio, and is the MSA's highest income regional trade area (average income of \$135,000 within 1 mile). Beaver Creek is also home to Wright-Patterson Air Force Base, which has approximately 27,500 employees.
- 22,500 +/- cars per day on N Fairfield Road
- Great Visibility and Signage
- For Sale: 1 acre outparcels - \$1,000,000 - \$1,500,000 each
- For Sale: Back acres - Negotiable



For More Information, Please Contact:

Tracey Herron | Sr. V.P. of Sales and Leasing
Mobile: 937.216.4636
therron@equity.net

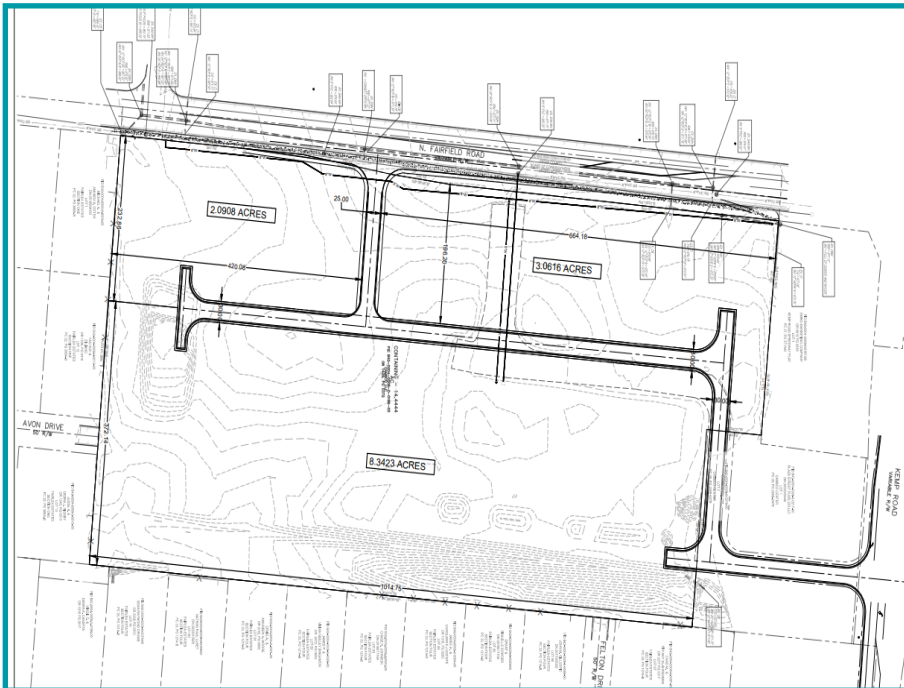
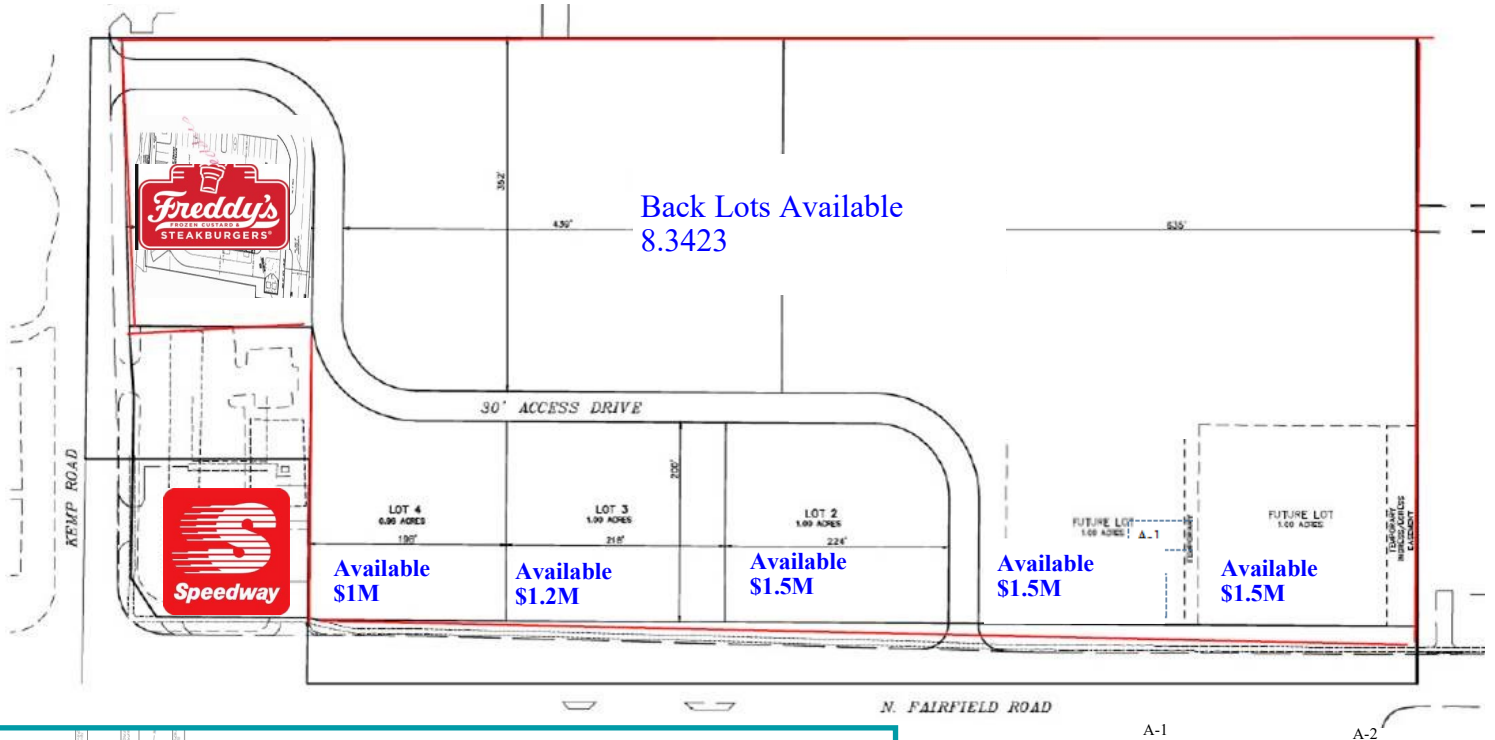


Commercial Real Estate Solutions®

Vacant Land For Sale

N. Fairfield Road Beavercreek OH 45431

AERIAL / LOT MAP



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,628	51,620	128,574
Average HH Income	\$143,083	\$119,962	\$110,635
Daytime Population	5,360	28,970	63,168

www.equity.net | 937.291.1179 | 11 West Monument Avenue, Suite 506, Dayton, Ohio 45402

The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.