



# For Sale

4601 Dixie Highway  
Fairfield, OH 45014



## 3,160 s.f. retail space for sale

Former bank branch on 0.869 acres available for sale in Fairfield. Property features multiple drive thru lanes with canopies, a stand alone corner pylon sign, and recent building renovations. The location is surrounded by numerous dining and retail amenities on a highly visible corner lot.



3,160 s.f.  
on 0.869 acres



Great location;  
easy access



22,543 VPD  
on Dixie Highway



Built in 1995

## Contact

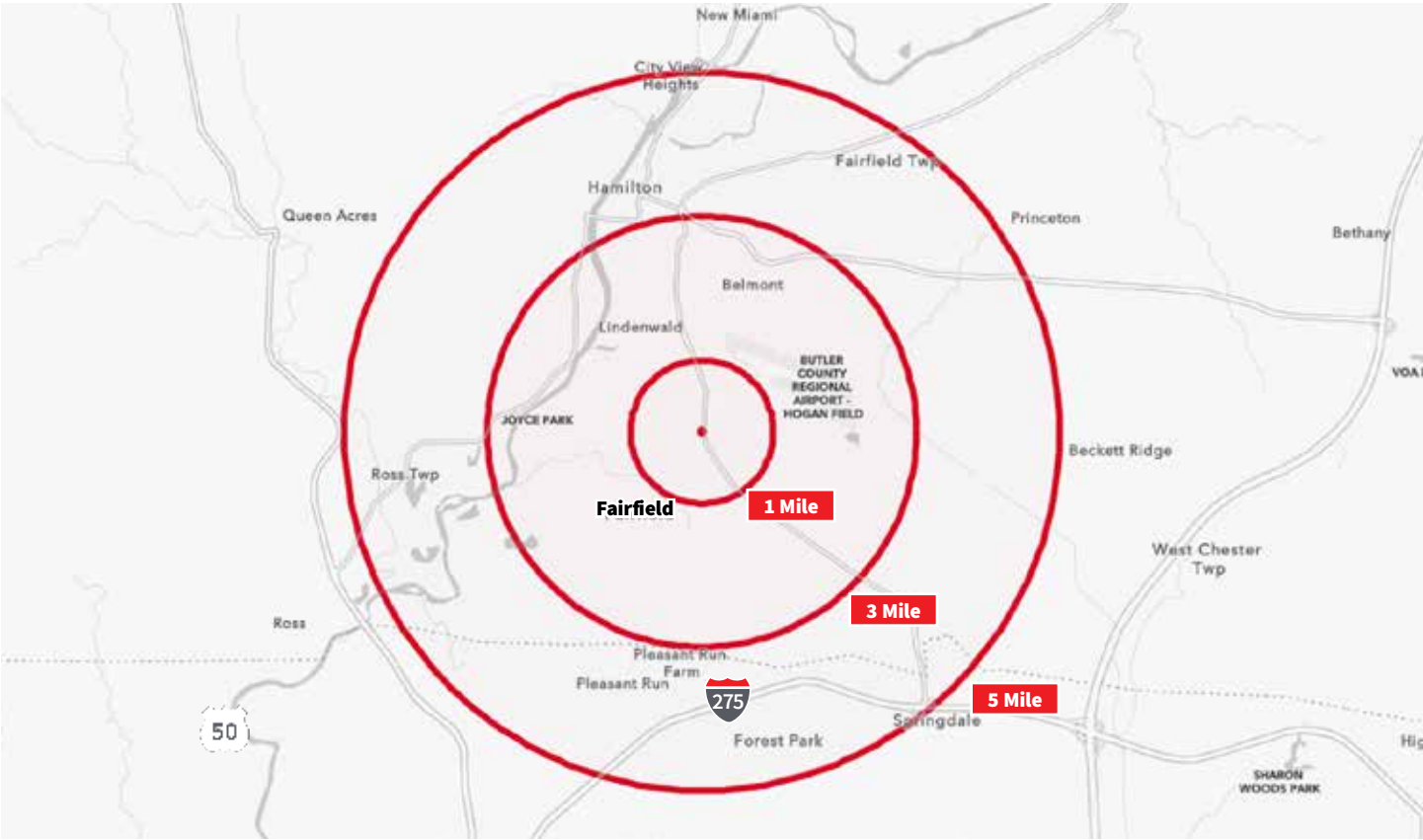
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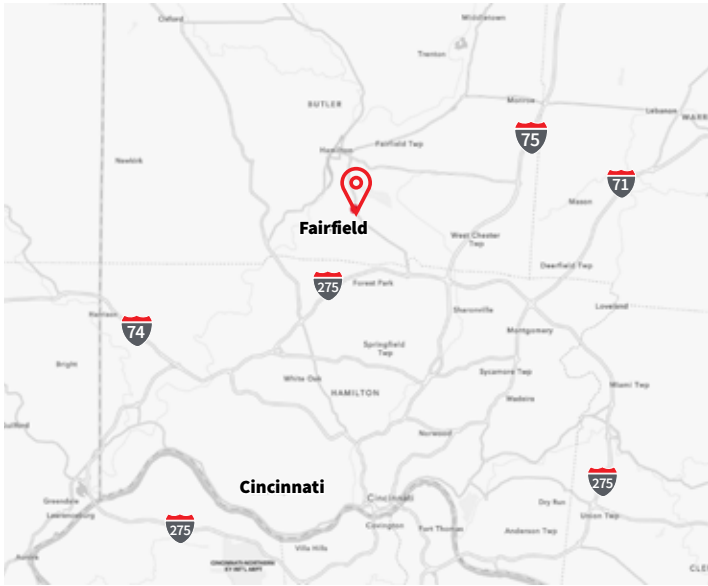
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## Location and demographics



Demographics	1 Mile	3 Mile	5 Mile
Total Population	7,541	63,098	158,515
Average HH Income	\$64,555	\$71,300	\$79,754
Median Age	41.0	38.2	37.9
Total Employees	5,238	27,615	82,822

Source: Esri, 2022





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## Trade area overview

Fairfield, Ohio is a northern suburb of Cincinnati and is located in Hamilton and Butler Counties. Fairfield is home to the headquarters of Cincinnati Financial Corp., Skyline Chili, Ohio Casualty and other prominent companies.



- |   |   |  |
|---|---|--|
| 1 Dixie Imports   | 6 Advance Auto Parts  | 12 Subway                                |
| 2 Shell<br>Los Vera's Mexican Food  | 7 Wendy's   | 13 Dixie Automart                        |
| 3 Fairfield Crossings<br>Goodwill, Big Lots, Hot N' Spicy<br>Restaurant, Salon Centric, Habitat for<br>Humanity ReStore | 8 Cobblestone Plaza<br>Cobblestone Tavern, Fairfield Flooring<br>Systems, Nationwide Insurance, Aura<br>Nails & Spa, Dollar Tree, Cassano's<br>Pizza, Loman's Furniture | 14 Fairfield Cyclery<br>House of Bangkok |
| 4 Long John Silvers   | 9 McDonald's  |  |
| 5 RimTyme Custom Wheels   | 10 Skyline Chili  |  |
|   | 11 Dixie Food Mart  |  |

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