7255-C Dixie Highway (Rt. 4)
Fairfield, OH 45014

1,050 SF total

Restaurant For Lease &
Outlot Available

NORTH RIDGE
REALTY GROUP
COMMERCIAL REAL ESTATE

LAND/OUTLOT AVAILABLE!
Lease, purchase
or build-to-suit!

AVAILABLE:
1,050 SF available - restaurant with fixtures available to purchase
Occupancy: end of 1st quarter 2025

Approximately .5 acre outlot (negotiable pricing) and available immediately

USES:
Restaurant/Retail/Office

ASKING RATE:
$17 PSF MG
Call agent for pricing on outlot/land

LOCATION:
Located on Dixie Highway (Route 4)
Approximately 50,000 VPD on Route 4

SUMMARY:
For many years, Woodridge Plaza has been the convenient choice for customers to visit for a variety of consumer-related services and goods at a signalized light across from Speedway on State Rt. 4. The multi-tenant center is conveniently located in Fairfield just north of I-275 with easy access to many markets and consumers and ample convenient parking.

Co-tenants include the Ohio Valley Antique Mall, Wendy's, Tandy Leather, Trinity Diner and more!

North Ridge Realty Group
7182 Liberty Centre Drive, Suite M
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513.315.8522 Mobile

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Disclaimer: The Realtor involved in marketing the premises is relying on all information provided herein or supplied by owner, owner's sources or other public sources in connection with the Real Estate. While we believe this information to be accurate, we cannot guarantee it.

OVERVIEW

1,050 SF
(Restaurant)
For Lease

OCCUPANCY:
Suite C
- End of 1st quarter 2025
- Restaurant fixtures available for purchase

SPACE INFO:
- High visibility on Route 4
- Ample & convenient parking
- Waiting/reception open area, 2+ offices, private restroom, front and back doors
- Great fascia signage
- Kitchen equipment available for purchase

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RESTAURANT EQUIPMENT

1,050 SF
restaurant
For Lease

FULL LIST OF FURNITURE, FIXTURES & EQUIPMENT COMING SOON FROM EXISTING RESTAURANT OPERATION

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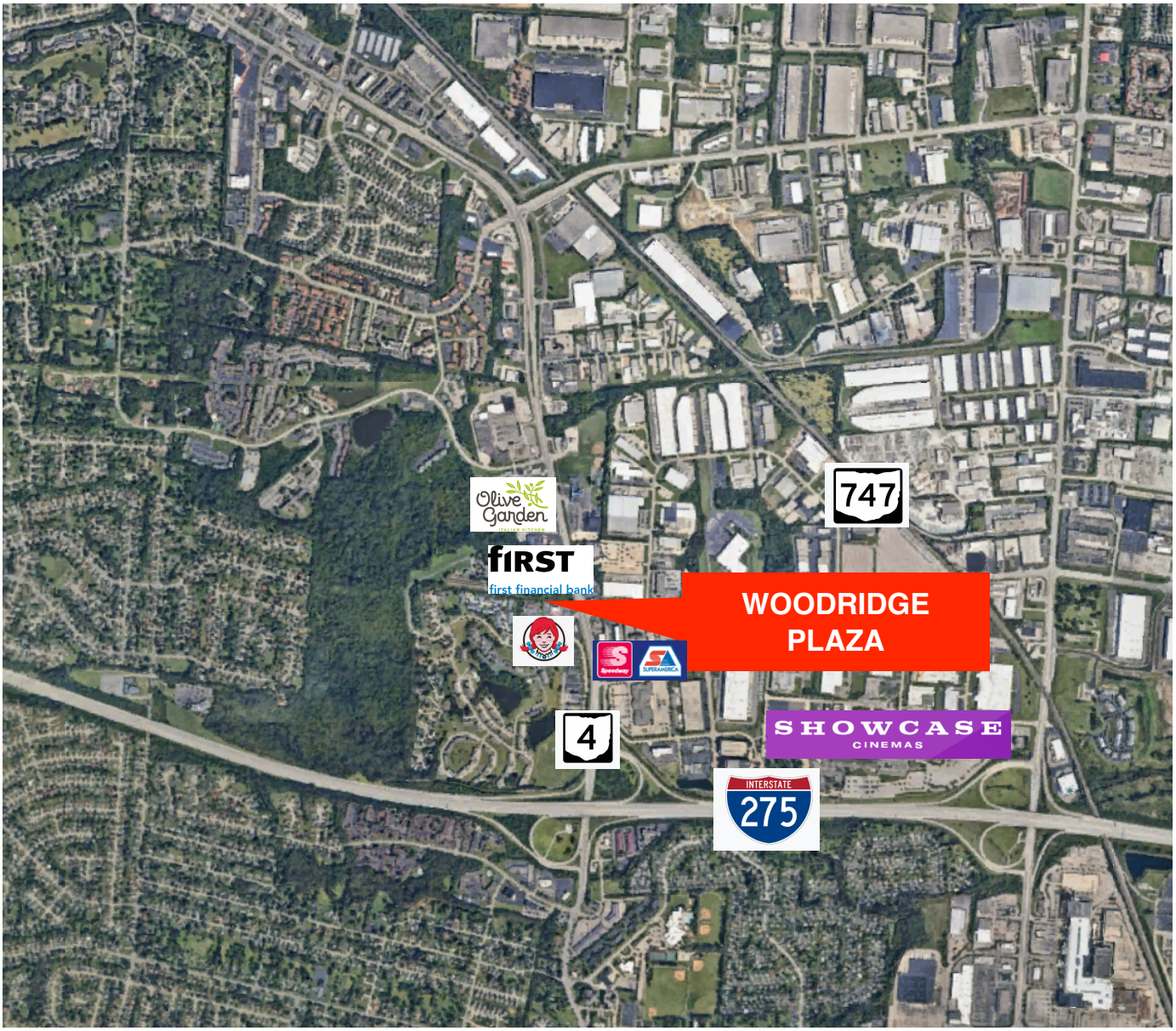
AERIAL MAP

1,050 SF
(Restaurant)
For Lease



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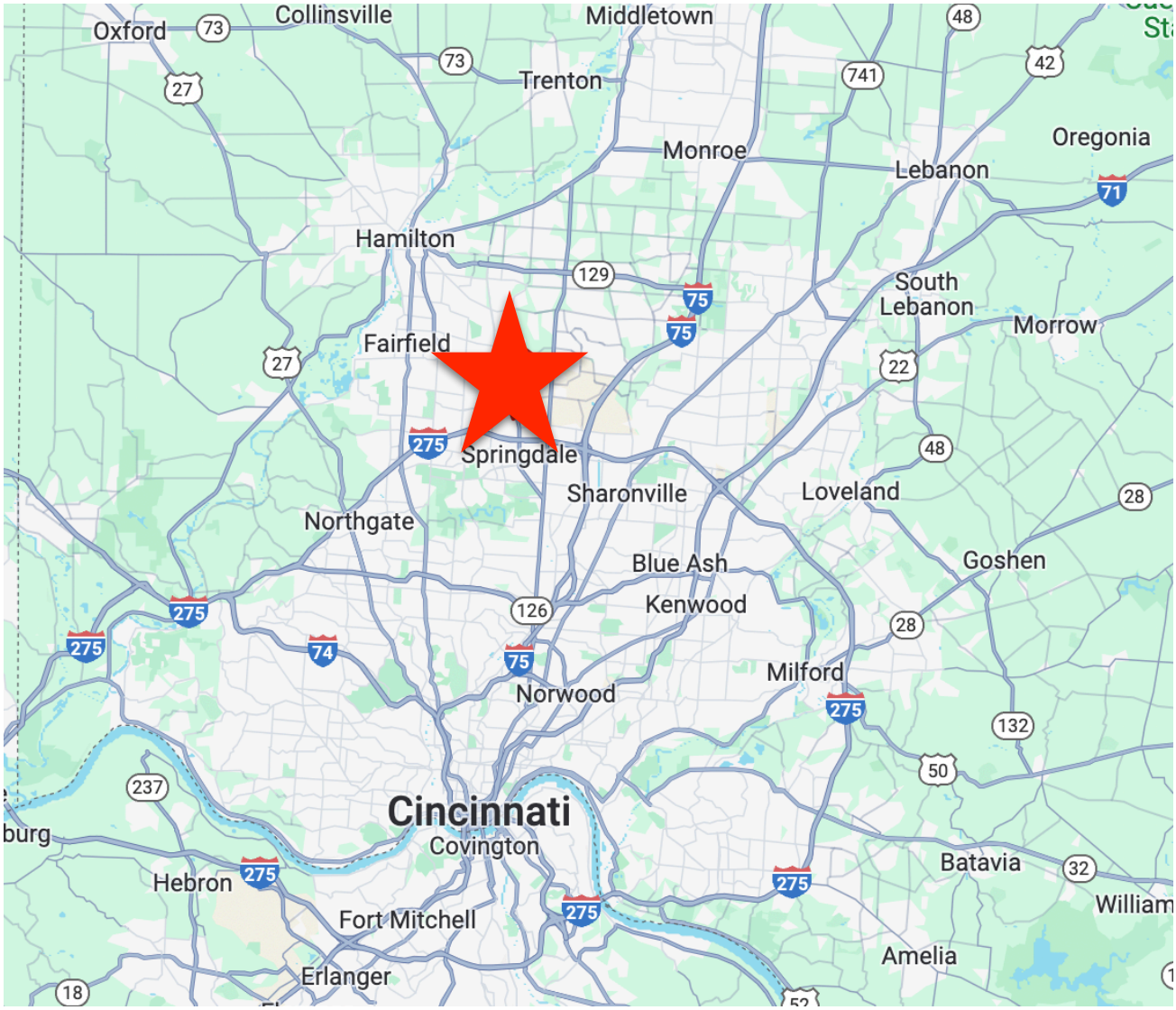

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DEMOGRAPHICS

1,050 SF
(Restaurant)
For Lease

Demographic Summary Report

Woodridge Plaza

7255-7275 Dixie Hwy, Fairfield, OH 45014

Radius	1 Mile		5 Mile		10 Mile	
Population						
2028 Projection	8,638		150,308		639,680	
2023 Estimate	8,267		147,811		629,936	
2010 Census	6,536		139,159		600,959	
Growth 2023 - 2028	4.49%		1.69%		1.55%	
Growth 2010 - 2023	26.48%		6.22%		4.82%	
2023 Population by Hispanic Origin	1,152		12,784		34,208	
2023 Population	8,267		147,811		629,936	
White	4,412	53.37%	91,714	62.05%	433,766	68.86%
Black	2,781	33.64%	42,605	28.82%	141,216	22.42%
Am. Indian & Alaskan	92	1.11%	577	0.39%	1,898	0.30%
Asian	653	7.90%	7,620	5.16%	33,285	5.28%
Hawaiian & Pacific Island	17	0.21%	424	0.29%	1,267	0.20%
Other	312	3.77%	4,872	3.30%	18,504	2.94%
U.S. Armed Forces	12		82		193	
Households						
2028 Projection	3,912		59,432		251,308	
2023 Estimate	3,739		58,390		247,540	
2010 Census	2,940		54,858		237,053	
Growth 2023 - 2028	4.63%		1.78%		1.52%	
Growth 2010 - 2023	27.18%		6.44%		4.42%	
Owner Occupied	1,585	42.39%	37,219	63.74%	164,518	66.46%
Renter Occupied	2,153	57.58%	21,172	36.26%	83,022	33.54%
2023 Households by HH Income	3,738		58,391		247,540	
Income: <$25,000	791	21.16%	9,286	15.90%	42,522	17.18%
Income: $25,000 - $50,000	905	24.21%	10,862	18.60%	44,818	18.11%
Income: $50,000 - $75,000	835	22.34%	11,759	20.14%	43,656	17.64%
Income: $75,000 - $100,000	392	10.49%	7,230	12.38%	31,726	12.82%
Income: $100,000 - $125,000	525	14.04%	6,836	11.71%	26,767	10.81%
Income: $125,000 - $150,000	195	5.22%	3,404	5.83%	16,051	6.48%
Income: $150,000 - $200,000	89	2.38%	4,327	7.41%	20,887	8.44%
Income: $200,000+	6	0.16%	4,687	8.03%	21,113	8.53%
2023 Avg Household Income	$62,677		$91,516		$93,556	
2023 Med Household Income	$56,048		$68,763		$70,299	

NORTH RIDGE REALTY GROUP

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4/16/2024

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