

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

**Up to 3,153 SF total
(1,353 SF and 1,800 SF)**

Retail/Office For Lease



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



AVAILABLE:

Up to 3,153 SF available
1,353 SF available immediately (office finish)
1,800 SF negotiable occupancy (wide open)

Approximately .5 acre outlot (negotiable pricing)

USES:

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
West Chester, OH 45069

Susan Stretch
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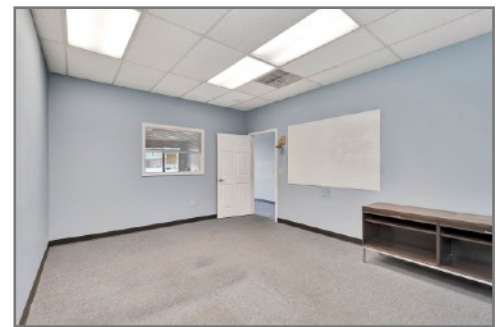
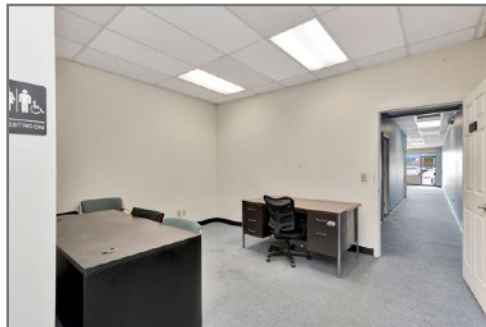
OVERVIEW

1,353 SF; 1,800 SF; 3,153 SF total
Retail/Office For Lease



OCCUPANCY:
Immediate

- 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



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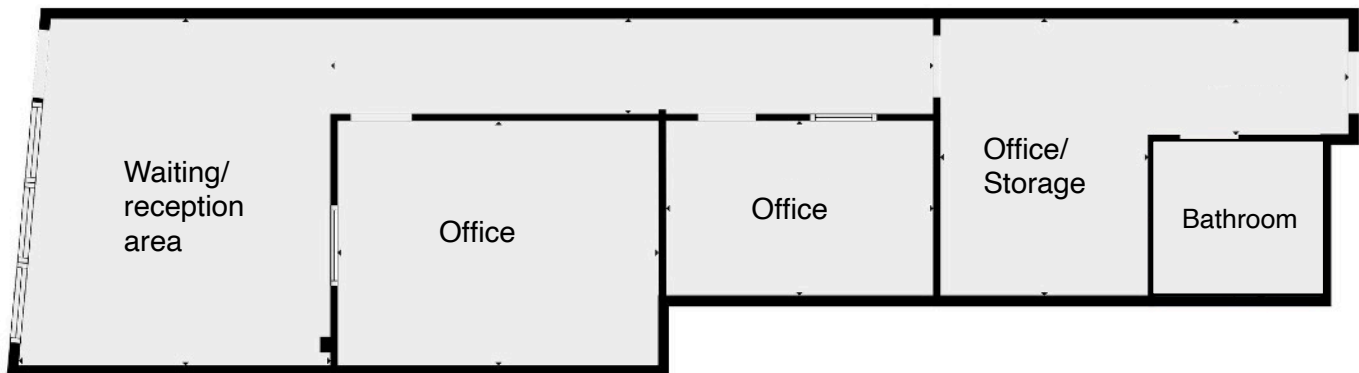
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FLOOR PLANS

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BOTH SPACES CAN BE COMBINED FOR A TOTAL OF 3,153 SF

1,353 SF (office) space



1,800 SF white box, wide open space



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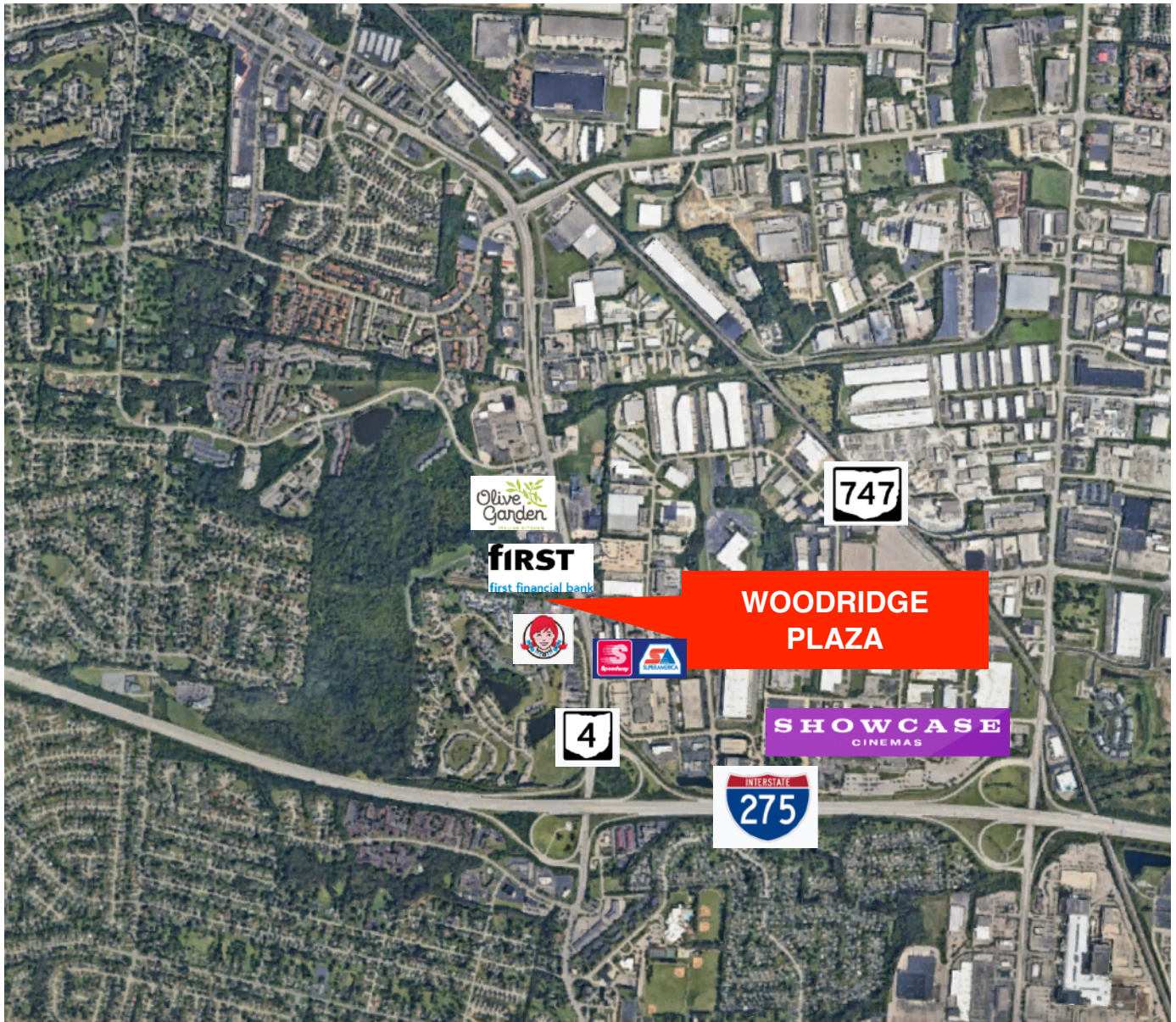
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AERIAL MAP

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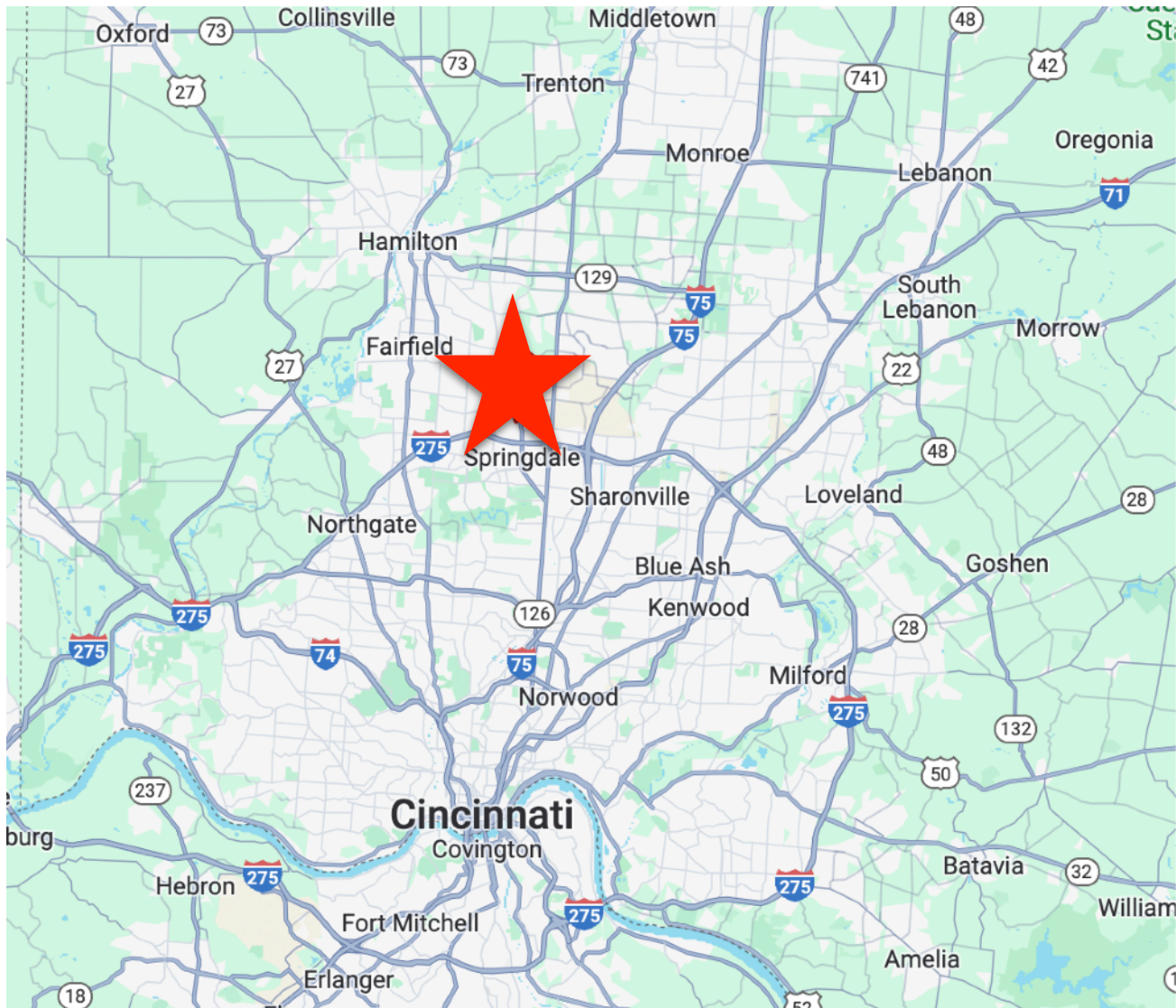
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DEMOGRAPHICS

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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		58,391		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	



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4/16/2024

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