



FAIRFIELD, OHIO LAND

Pleasant Avenue at John Gray Road, Fairfield, OH 45014

24.1 Commercial Acres
Available for SALE



Property Details:

- Owner open to dividing parcels
- Driveway access at north end of site
- Signalized intersection at Pleasant Avenue and John Gray Road
- Prominent "gateway" property

Nearby retailers:



Demographics:

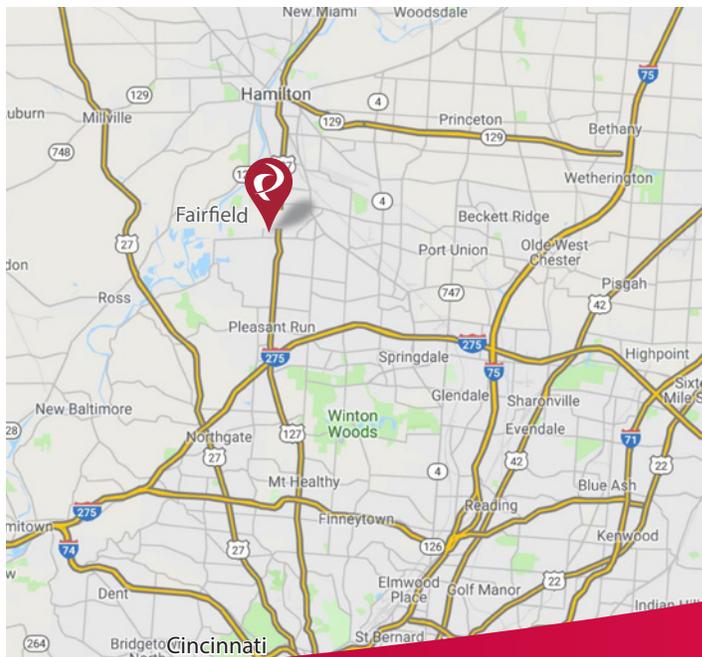
2021 Estimates	1 Mile	3 Mile	5 Mile
Population	10,953	67,205	138,358
Households	3,973	26,408	54,907
Average Household Income	\$101,680	\$83,130	\$77,988
Total Number of Employees	1,298	20,730	62,125

Traffic Counts:

	ADT
Pleasant Avenue	19,306 ADT (ODOT 2019)

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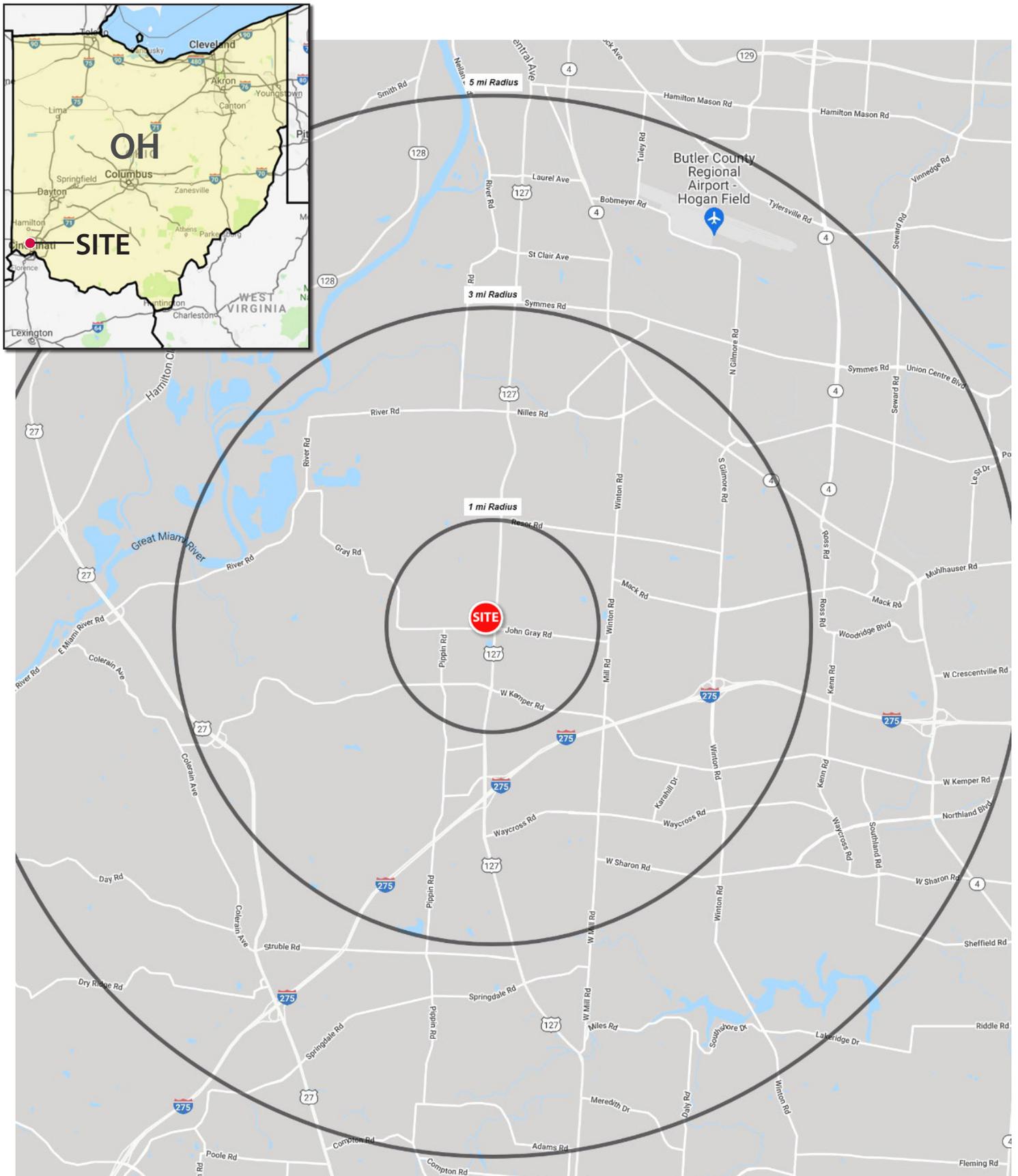


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Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.3081/-84.5624

Pleasant Ave. and John Gray Rd. Fairfield, OH 45014	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	10,953	67,205	138,358
2026 Projected Population	11,094	68,008	139,677
2020 Census Population	11,384	67,056	137,954
2010 Census Population	10,565	65,059	134,281
Projected Annual Growth 2021 to 2026	0.3%	0.2%	0.2%
Historical Annual Growth 2010 to 2021	0.3%	0.3%	0.3%
2021 Median Age	36.8	37.8	37.7
Households			
2021 Estimated Households	3,973	26,408	54,907
2026 Projected Households	4,048	26,897	55,813
2020 Census Households	4,159	26,394	54,855
2010 Census Households	3,828	25,371	53,031
Projected Annual Growth 2021 to 2026	0.4%	0.4%	0.3%
Historical Annual Growth 2010 to 2021	0.3%	0.4%	0.3%
Race and Ethnicity			
2021 Estimated White	62.2%	59.4%	59.2%
2021 Estimated Black or African American	23.9%	26.3%	26.0%
2021 Estimated Asian or Pacific Islander	3.4%	2.8%	2.8%
2021 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%
2021 Estimated Other Races	10.1%	11.2%	11.6%
2021 Estimated Hispanic	4.4%	6.6%	7.3%
Income			
2021 Estimated Average Household Income	\$101,680	\$83,130	\$77,988
2021 Estimated Median Household Income	\$79,607	\$69,689	\$64,795
2021 Estimated Per Capita Income	\$36,917	\$32,740	\$31,032
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	1.4%	2.7%	2.6%
2021 Estimated Some High School (Grade Level 9 to 11)	3.9%	5.4%	5.9%
2021 Estimated High School Graduate	34.6%	33.1%	35.3%
2021 Estimated Some College	15.7%	19.7%	20.3%
2021 Estimated Associates Degree Only	9.9%	9.7%	9.2%
2021 Estimated Bachelors Degree Only	23.8%	20.7%	18.5%
2021 Estimated Graduate Degree	10.7%	8.6%	8.2%
Business			
2021 Estimated Total Businesses	151	1,668	4,449
2021 Estimated Total Employees	1,298	20,730	62,125
2021 Estimated Employee Population per Business	8.6	12.4	14.0
2021 Estimated Residential Population per Business	72.5	40.3	31.1

©2022, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography - RS1

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