

# Nilles Road Retail Center

765 Nilles Road, Fairfield, OH 45014

Nilles Road/Bibury Road

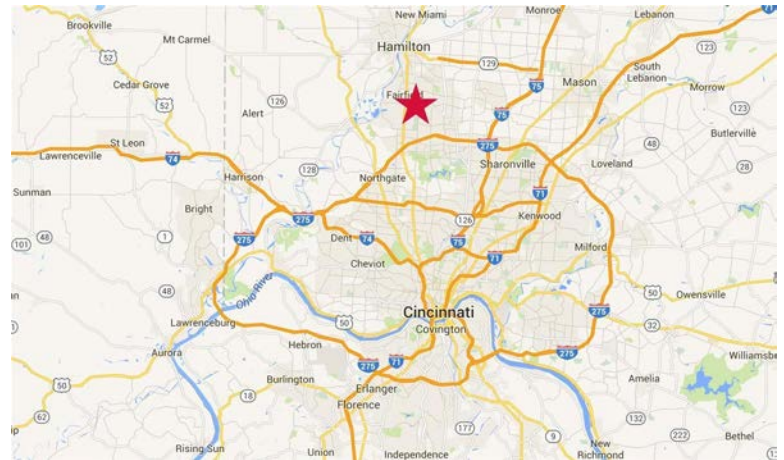


## Retail Space for Lease

As exclusive agents, we are pleased to offer the following space for lease:

### FEATURES

- ◆ Attractive new facade
- ◆ 775-1,818 SF Available
- ◆ Former Salon Space Available
- ◆ Great co-tenancy
- ◆ Well located in Fairfield market
- ◆ Affordable, attractive space
- ◆ Pylon signage available
- ◆ Strong daytime and residential populations
- ◆ Lease rate: \$12.00 PSF NNN



**Chris Nachtrab** Managing Director **513.864.6042** [chris.nachtrab@ngkf.com](mailto:chris.nachtrab@ngkf.com)

### TRAFFIC COUNTS

- ◆ Nilles Road E. of Pleasant Avenue (US-27) = 19,846 AADT in 2006
- ◆ Nilles Road W. of Dixie Highway (SR-4) = 16,667 AADT in 2009

**Newmark Grubb**  
**Knight Frank**

**Retail**

One East Fourth Street, Suite 500, Cincinnati, OH, 45202

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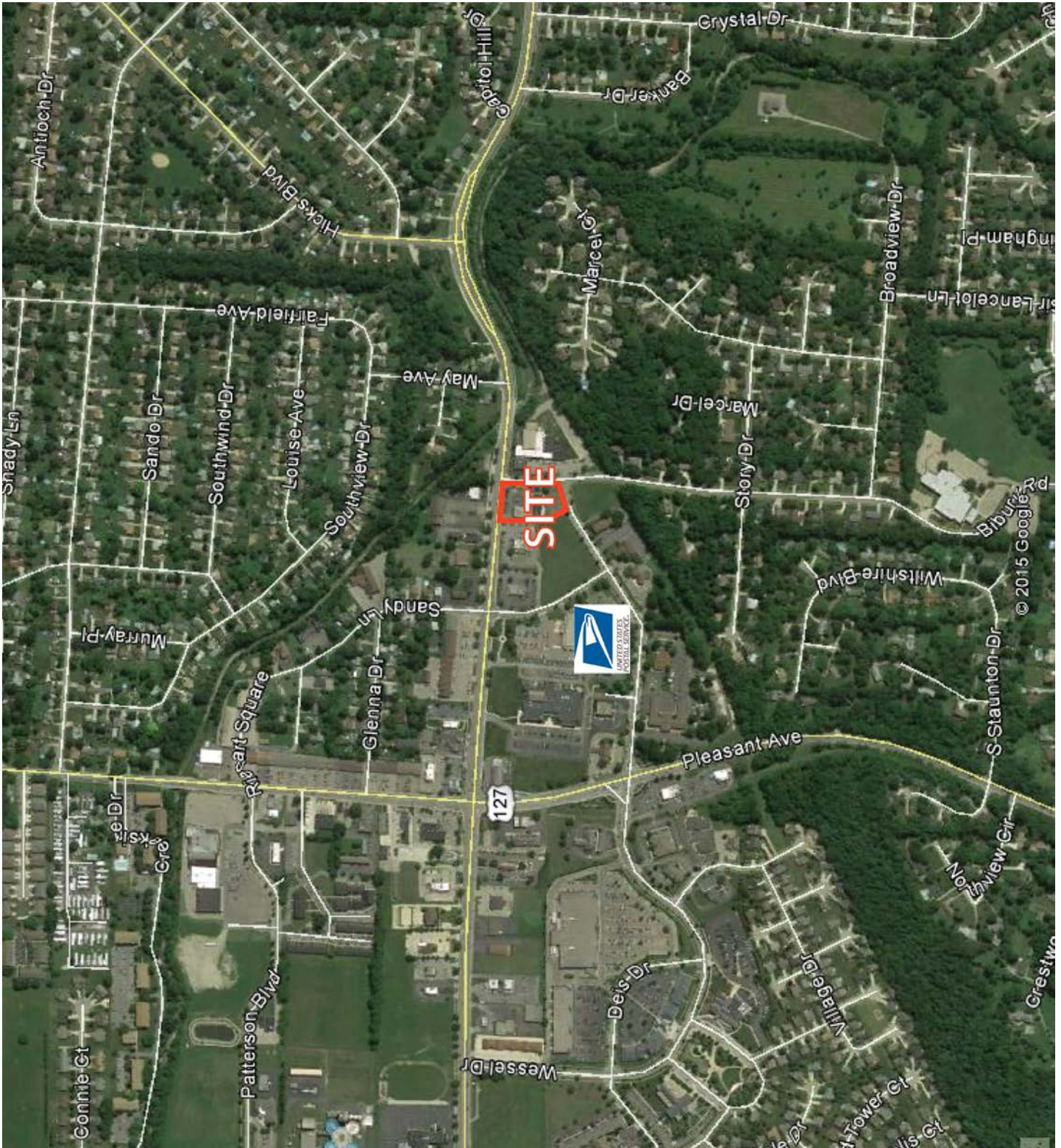
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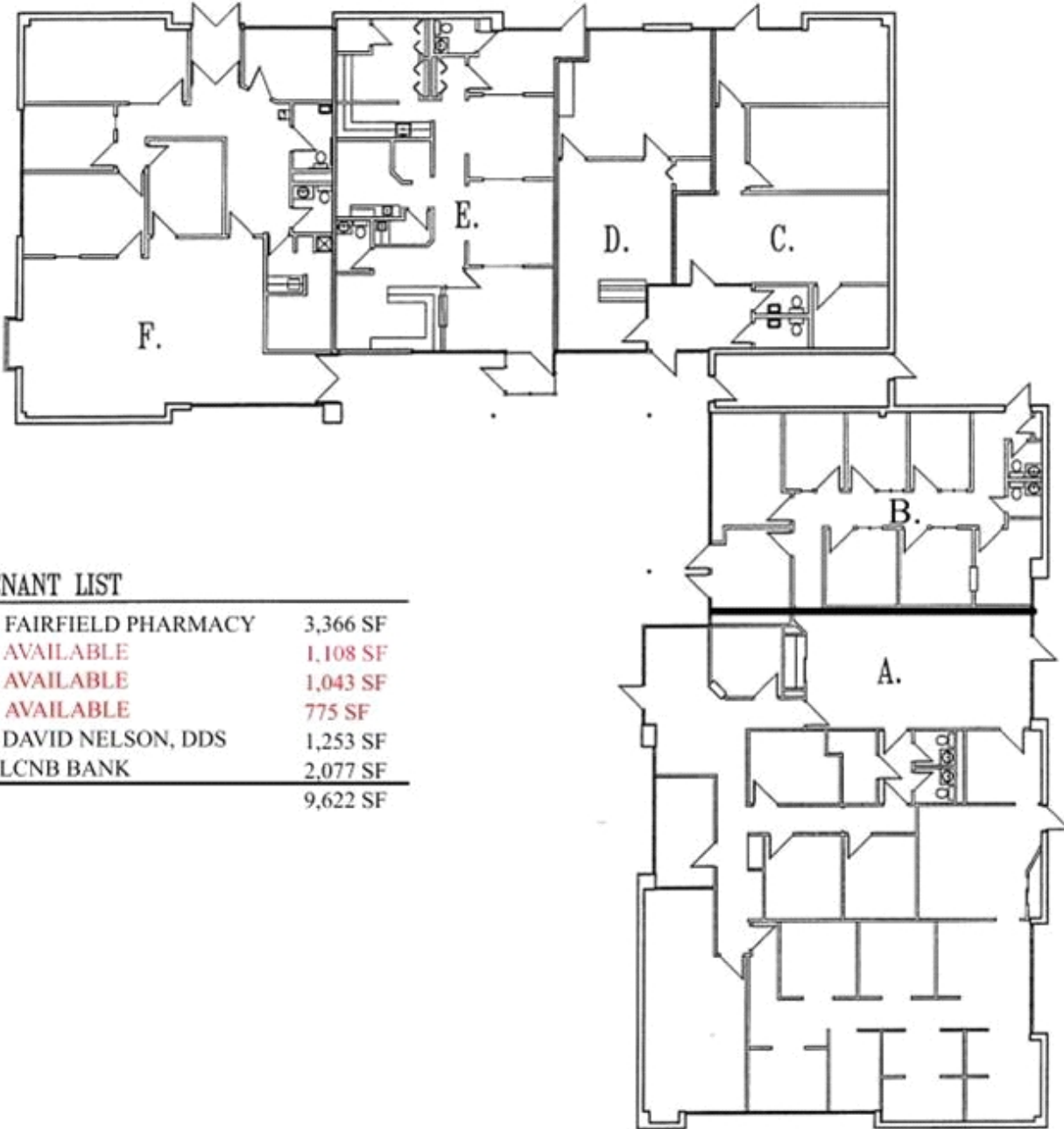
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### TENANT LIST

A. FAIRFIELD PHARMACY	3,366 SF
B. AVAILABLE	1,108 SF
C. AVAILABLE	1,043 SF
D. AVAILABLE	775 SF
E. DAVID NELSON, DDS	1,253 SF
F. LCNB BANK	2,077 SF
	9,622 SF

FLOOR PLAN  
NOT TO SCALE

# Property Demographics

765 Nilles Rd, Fairfield, Ohio, 45014

Rings: 1, 3, 5 mile radii



POPULATION	1 MILE	3 MILES	5 MILES
2000 Population	9,115	58,302	133,850
2010 Population	8,611	57,697	140,615
2017 Population	8,769	58,893	144,041
2022 Population	8,964	60,081	146,739
2000-2010 Annual Rate	-0.57%	-0.10%	0.49%
2010-2017 Annual Rate	0.26%	0.29%	0.34%
2017-2022 Annual Rate	0.44%	0.40%	0.37%
2017 Male Population	48.4%	48.5%	48.5%
2017 Female Population	51.6%	51.5%	51.5%
2017 Median Age	45.6	38.9	37.4

In the identified area, the current year population is 144,041. In 2010, the Census count in the area was 140,615. The rate of change since 2010 was 0.34% annually. The five-year projection for the population in the area is 146,739 representing a change of 0.37% annually from 2017 to 2022. Currently, the population is 48.5% male and 51.5% female.

## MEDIAN AGE

The median age in this area is 37.4, compared to U.S. median age of 38.0.

## RACE AND ETHNICITY

2017 White Alone	85.8%	76.6%	68.0%
2017 Black Alone	8.6%	15.2%	21.9%
2017 American Indian/Native Alaskan Alone	0.2%	0.2%	0.2%
2017 Asian Alone	1.2%	1.9%	2.5%
2017 Pacific Islander Alone	0.2%	0.1%	0.1%
2017 Other Race	1.6%	2.9%	3.8%
2017 Two or More Races	2.5%	3.0%	3.3%
2017 Hispanic Origin (Any Race)	3.4%	5.4%	7.0%

Persons of Hispanic origin represent 7.0% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 55.5 in the identified area, compared to 64.0 for the U.S. as a whole.

## HOUSEHOLDS

2000 Households	3,754	22,797	51,359
2010 Households	3,677	22,877	53,866
2017 Total Households	3,728	23,263	54,824
2022 Total Households	3,805	23,695	55,736
2000-2010 Annual Rate	-0.21%	0.04%	0.48%
2010-2017 Annual Rate	0.20%	0.24%	0.25%
2017-2022 Annual Rate	0.41%	0.37%	0.33%
2017 Average Household Size	2.34	2.51	2.58

The household count in this area has changed from 53,866 in 2010 to 54,824 in the current year, a change of 0.25% annually. The five-year projection of households is 55,736, a change of 0.33% annually from the current year total. Average household size is currently 2.58, compared to 2.57 in the year 2010. The number of families in the current year is 36,375 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

July 5, 2017

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Rings: 1, 3, 5 mile radii



MEDIAN HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2017 Median Household Income	\$56,047	\$55,617	\$53,543
2022 Median Household Income	\$64,165	\$62,310	\$59,532
2017-2022 Annual Rate	2.74%	2.30%	2.14%

AVERAGE HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2017 Average Household Income	\$72,510	\$70,055	\$67,911
2022 Average Household Income	\$83,283	\$79,813	\$77,105
2017-2022 Annual Rate	2.81%	2.64%	2.57%

PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
2017 Per Capita Income	\$29,419	\$27,917	\$26,364
2022 Per Capita Income	\$33,645	\$31,730	\$29,823
2017-2022 Annual Rate	2.72%	2.59%	2.50%

## HOUSEHOLD BY INCOME

Current median household income is \$53,543 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$59,532 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$67,911 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$77,105 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$26,364 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$29,823 in five years, compared to \$34,828 for all U.S. households.

## HOUSING

2000 Total Housing Units	3,929	23,738	54,195
2000 Owner Occupied Housing Units	74.2%	67.8%	63.7%
2000 Renter Occupied Housing Units	21.4%	28.3%	31.1%
2000 Vacant Housing Units	4.5%	4.0%	5.2%
2010 Total Housing Units	4,054	24,708	59,178
2010 Owner Occupied Housing Units	68.8%	62.4%	58.1%
2010 Renter Occupied Housing Units	21.9%	30.2%	33.0%
2010 Vacant Housing Units	9.3%	7.4%	9.0%
2017 Total Housing Units	4,192	25,106	60,156
2017 Owner Occupied Housing Units	64.9%	59.3%	55.3%
2017 Renter Occupied Housing Units	24.0%	33.3%	35.8%
2017 Vacant Housing Units	11.1%	7.3%	8.9%
2022 Total Housing Units	4,309	25,599	61,238
2022 Owner Occupied Housing Units	64.2%	58.9%	55.1%
2022 Renter Occupied Housing Units	24.1%	33.6%	35.9%
2022 Vacant Housing Units	11.7%	7.4%	9.0%

Currently, 55.3% of the 60,156 housing units in the area are owner occupied; 35.8%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 30.9% are renter occupied; and 11.4% are vacant. In 2010, there were 59,178 housing units in the area – 58.1% owner occupied, 33.0% renter occupied, and 9.0% vacant. The annual rate of change in housing units since 2010 is 0.23%. Median home value in the area is \$140,151, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.49% annually to \$150,938.