

**FOR LEASE**

# FAIRFIELD CROSSING

4605 DIXIE HIGHWAY (RTE 4), FAIRFIELD, OH 45014



**UP TO 29,640 SF / IN-LINE & ANCHOR SPACE**

[cushmanwakefield.com](https://www.cushmanwakefield.com)

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## PROPERTY HIGHLIGHTS

- 29,640 SF anchor space with loading dock and grade level door
  - » 195' of store front and vestibule area
  - » Ceiling height offers: 12' drop ceiling; 17' to deck
- 4,800 - 19,740 SF space currently built out as office (Available Jan 2026)
- Extremely high traffic with over 40,000 VPD
- Dedicated Pylon signage
- Large parking area with over 800+ spaces
- Join: Goodwill, Habitat for Humanity Restore, Jobs Ohio and more
- Great access into center with signalized access from Route 4. Five additional access points from Route 4 and Symmes Road.



## RETAIL SPACE

4,800 - 29,640 SF

## MARKET

Fairfield

## ASKING RATE

\$7.00/psf NNN

## NEIGHBORHOOD DEMOGRAPHICS



### POPULATION

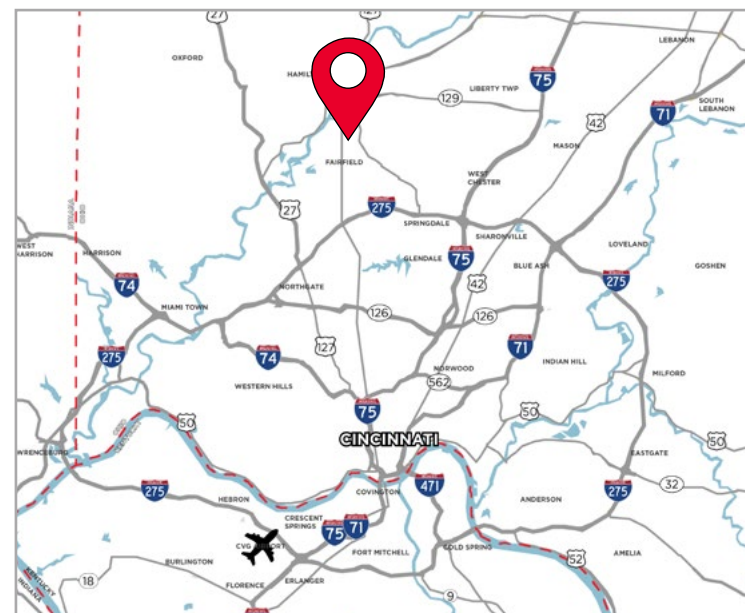


### AVG. HH INCOME



### DAYTIME POP.

1 Mile	7,971	\$83,770	5,115
3 Mile	63,773	\$81,977	42,765
5 Mile	157,792	\$91,689	112,853



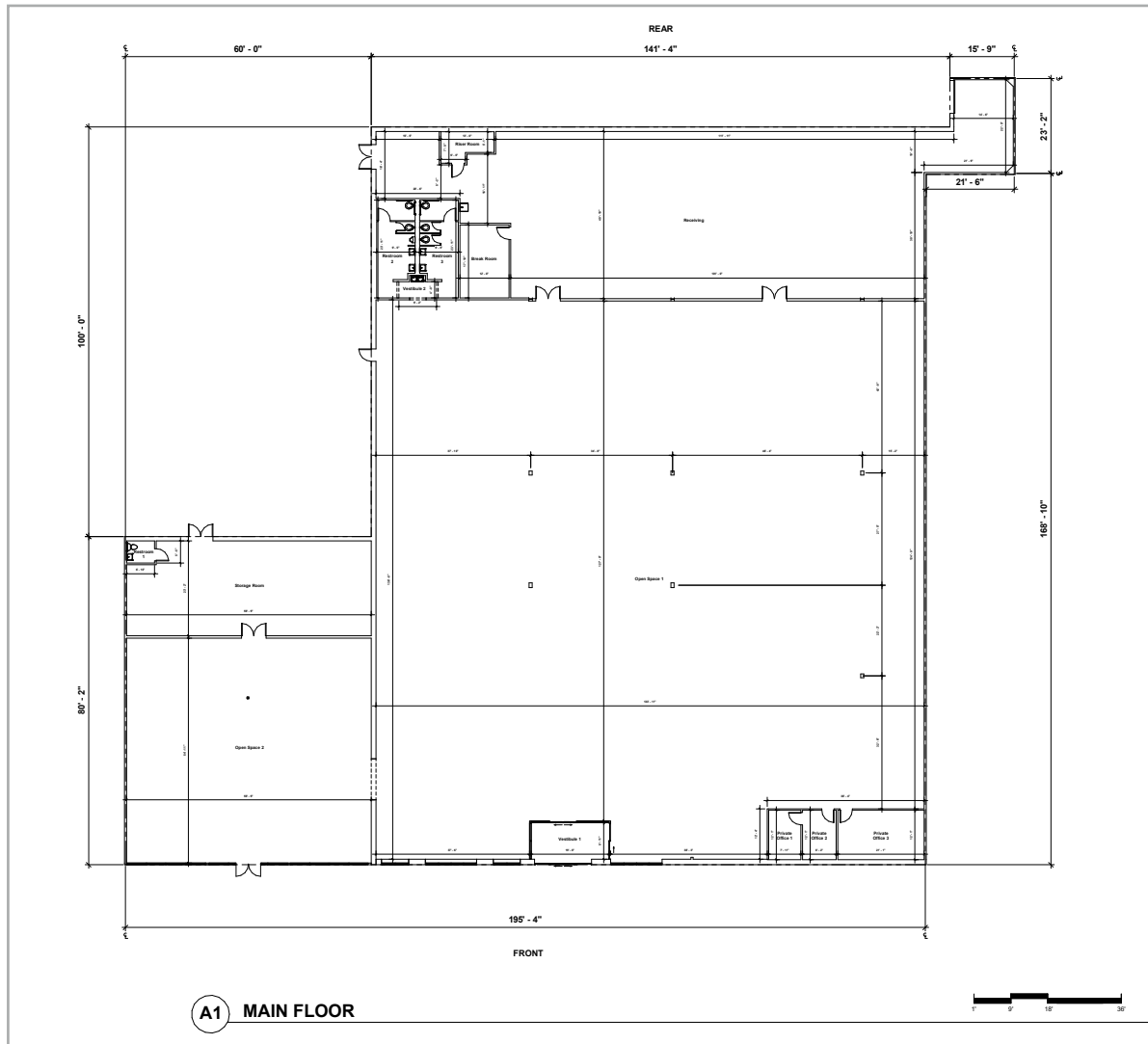
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## FORMER BIG LOTS - FLOOR PLAN - 29,640 SF





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**FORMER BIG LOTS - 29,640 SF**







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## RETAIL/OFFICE PHOTOS - 4,800 - 19,740 SF



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## SITE PLAN









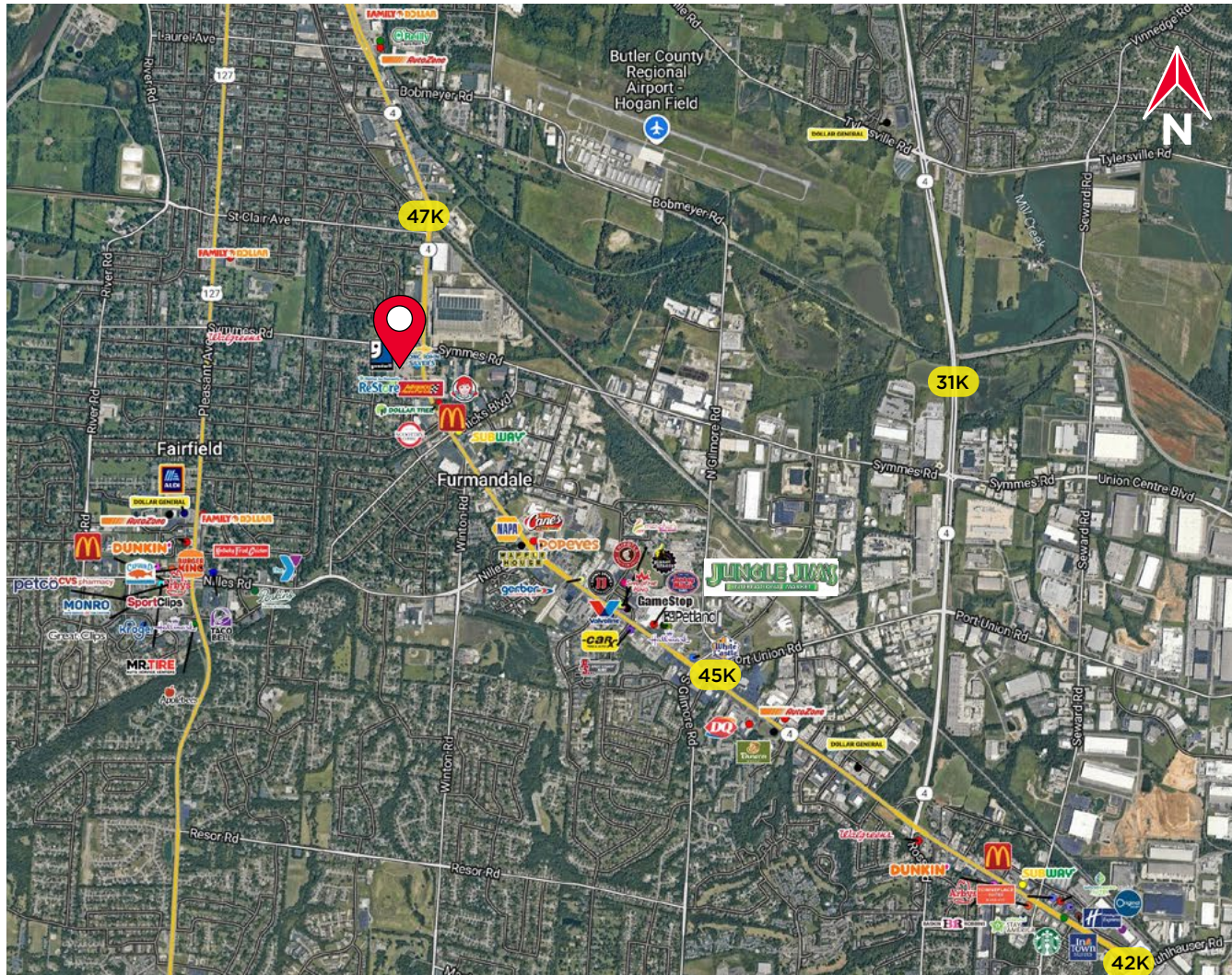
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## SUBMARKET AERIAL



For Leasing Inquiries, please contact:

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