



SIZE

71,170 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,642	49,267	125,674
Households	3,033	20,785	52,453
Median HH Income (\$)	87,336	72,285	70,549

MAJOR TENANT(S)

Office Depot
 Half Price Books
 Walmart
 Sam's Club

LEASING CONTACT

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MORE INFO

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LOCATION

3310-3320 Pentagon Boulevard | Beavercreek, OH 45431

PROPERTY HIGHLIGHTS






- Community center anchored by a Walmart Supercenter
- Additional national and regional tenants include Half Price Books, McAllister's, Deli Pet Supplies Plus, Office Depot, Aspen Dental, Piada, Original Mattress, Chipotle, Jenny Craig, Five Guys, and Sally Beauty
- Located in Beavercreek, which is 7 miles southeast of Dayton with a population exceeding 51,500 in a three-mile radius with an average household income greater than \$88,800
- The center is located at the high-traffic intersection of North Fairfield Road and New Germany Trebein Road and is adjacent to the Mall at Fairfield Commons, a 1.1 million square foot shopping mall

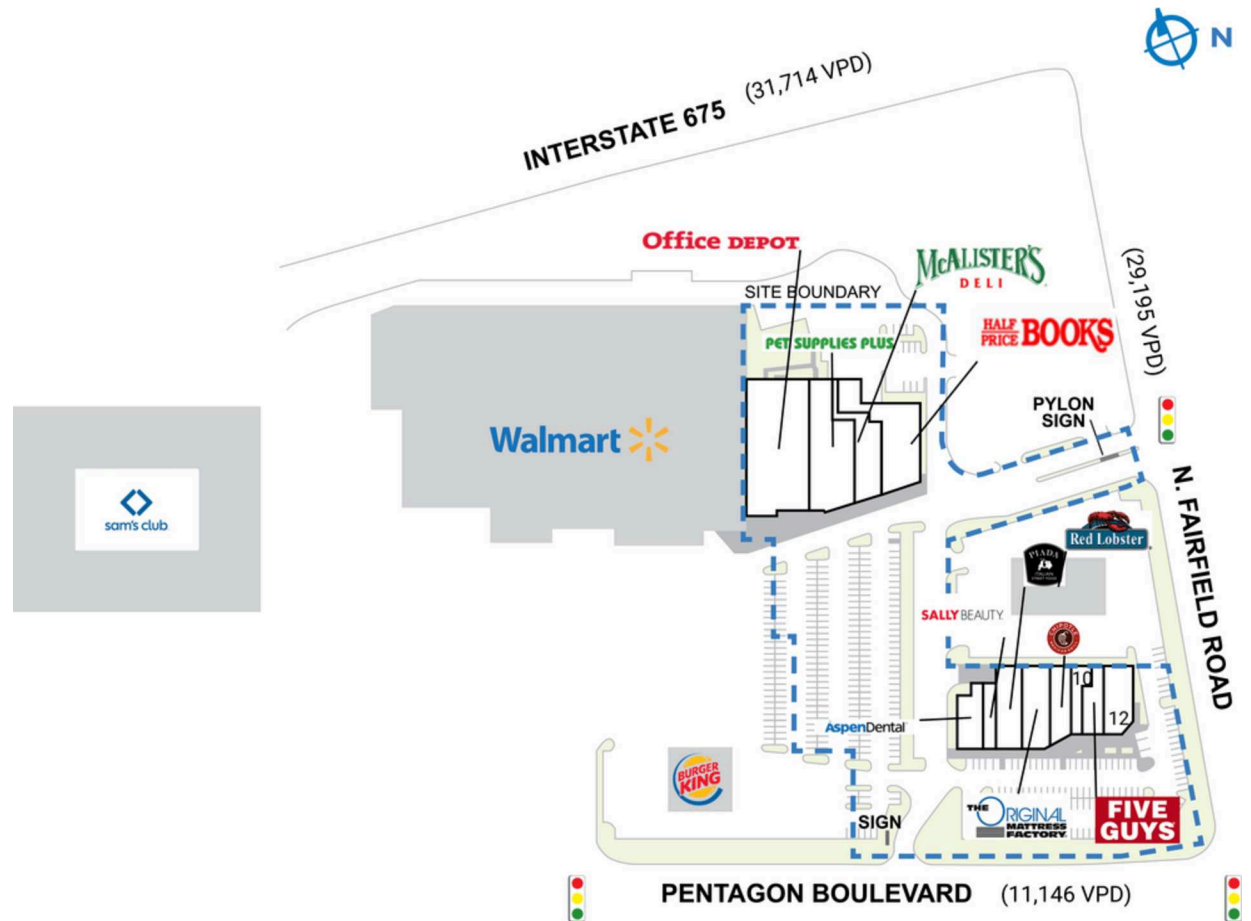


FAIRFIELD CROSSING

3310-3320 Pentagon Boulevard | Beavercreek, OH 45431

SPACE	TENANT	SQ. FT.
SHAD1	Burger King	
SHAD2	Sam's Club	
SHAD3	Walmart	
SHAD4	Red Lobster	
1	Office Depot	17,623 SF
2	Pet Supplies Plus	10,884 SF
3	McAlister's Deli	5,502 SF
4	Half Price Books	9,384 SF
5	Aspen Dental	3,600 SF
6	Sally Beauty Supply	2,000 SF
7	Piada Italian Street Food	4,800 SF
8	The Original Mattress Factory	5,000 SF
9	Chipotle Mexican Grill	3,400 SF
10	CAREFIRST Urgent Care	2,195 SF
11	Five Guys	2,782 SF
12	Helzberg Jewelers	4,000 SF
TOTAL SQ. FT.		71,170

SITE LEGEND	
	Available
	Leased (not occupied)
	Site Boundary
	Occupied
	Owned by Others



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections
 Calculated using TAS Retrieval Retrieval
 Apr 17, 2024



Latitude: 39.772549 Longitude: -84.054515

Fairfield Crossing Beavercreek, OH		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,642	49,267	125,674
	2028 Projected Population	6,484	48,696	124,281
	2010 Census Population	6,385	49,505	121,902
	2000 Census Population	2,807	44,889	114,661
	1990 Census Population	2,143	42,929	112,470
	Historical Annual Growth 1990 to 2000	2.74%	0.45%	0.19%
	Historical Annual Growth 2000 to 2010	8.56%	0.98%	0.61%
	Estimated Annual Growth 2010 to 2023	0.29%	-0.04%	0.22%
	Projected Annual Growth 2023 to 2028	-0.48%	-0.23%	-0.22%
	Median Age	33.7	34.4	37.0
Households	Q4 2023 Estimated Households	3,033	20,785	52,453
	2028 Projected Households	2,956	20,553	51,863
	2010 Census Households	2,848	19,694	49,263
	2000 Census Households	1,168	17,074	45,476
	1990 Census Households	835	15,613	42,657
	Historical Annual Growth 1990 to 2000	3.41%	0.90%	0.64%
	Historical Annual Growth 2000 to 2010	9.32%	1.44%	0.80%
	Estimated Annual Growth 2010 to 2023	0.46%	0.39%	0.46%
	Projected Annual Growth 2023 to 2028	-0.51%	-0.22%	-0.23%
	Population per Household	2.12	2.29	2.36
Population by Race	White	69.7%	76.6%	78.1%
	Black or African American	6.1%	7.0%	7.1%
	Asian & Pacific Islander	12.8%	5.2%	3.6%
	Other Races	7.0%	6.7%	6.3%
	Hispanic Population	4.3%	4.5%	4.8%
Income	Average Household Income	\$106,125	\$93,784	\$91,415
	Median Household Income	\$87,336	\$72,285	\$70,549
	Per Capita Income	\$49,717	\$40,173	\$38,453
Education (Age 25+)	Elementary	2.6%	2.1%	2.8%
	Some High School	2.9%	4.3%	5.5%
	High School Graduate	12.2%	20.5%	23.0%
	Some College	17.0%	21.6%	22.4%
	Associates Degree Only	6.1%	9.5%	10.9%
	Bachelors Degree Only	31.4%	22.0%	18.9%
	Graduate Degree	27.8%	20.0%	16.4%
Business	Number of Businesses	381	1,258	2,767
	Total Number of Employees	5,925	42,767	87,899
	Employees per Business	15.54	34.00	31.77
	Residential Population per Business	17.42	39.17	45.42

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.