



SIZE

71,170 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
7,000	51,594	124,461
Households		
3,101	20,578	50,226
Median HH Income (\$)		
88,784	70,566	66,661

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

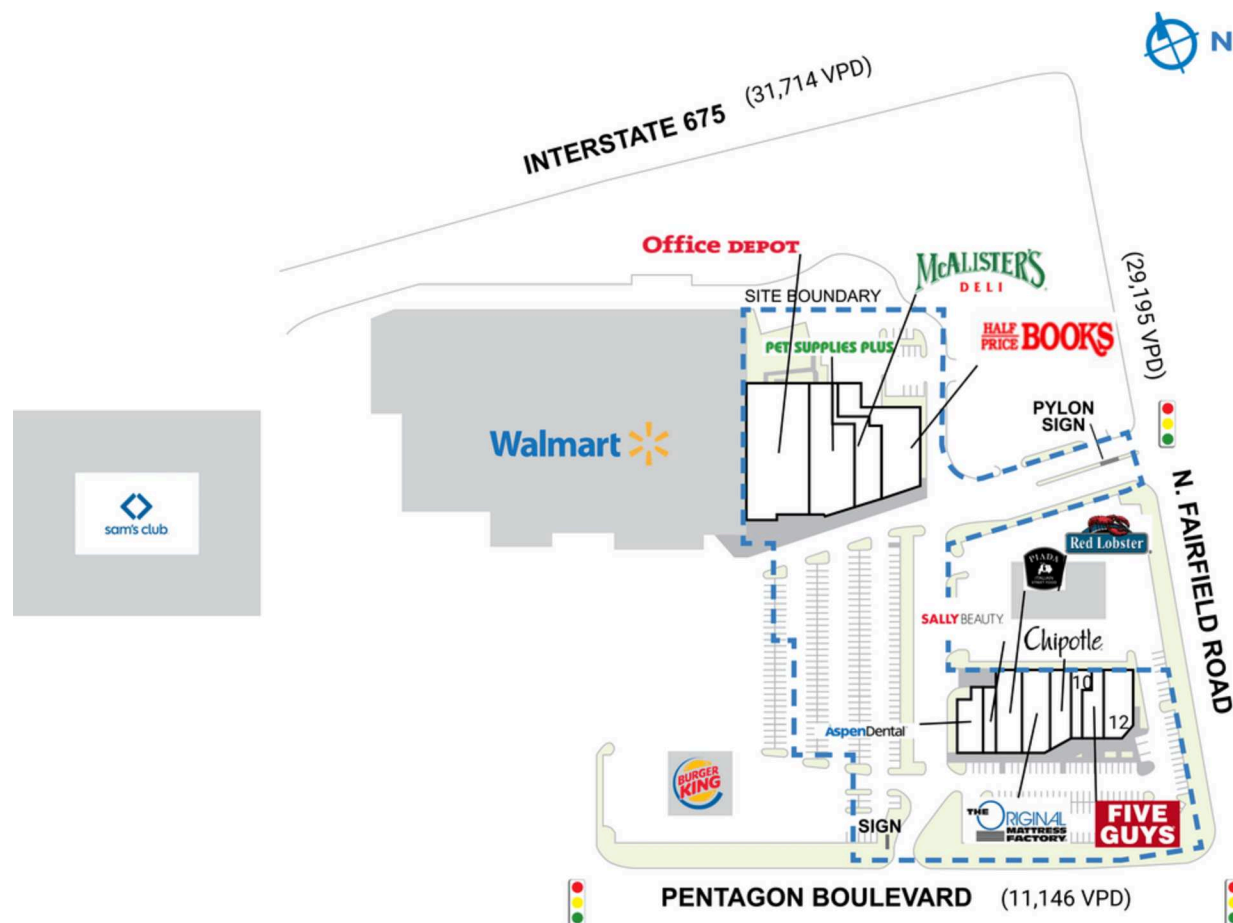


FAIRFIELD CROSSING

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	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Fairfield Crossing Beavercreek, OH		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	7,000	51,594	124,461
	2027 Projected Population	7,068	51,616	123,695
	2010 Census Population	6,414	49,626	121,402
	2000 Census Population	3,352	44,980	114,494
	1990 Census Population	2,523	42,001	112,177
	Historical Annual Growth 1990 to 2000	2.88%	0.69%	0.20%
	Historical Annual Growth 2000 to 2010	6.70%	0.99%	0.59%
	Estimated Annual Growth 2010 to 2022	0.69%	0.31%	0.20%
	Projected Annual Growth 2022 to 2027	0.20%	0.01%	-0.12%
	Median Age	36.9	34.6	37.5
Households	Q2 2022 Estimated Households	3,101	20,578	50,226
	2027 Projected Households	3,131	20,616	49,935
	2010 Census Households	2,841	19,738	49,039
	2000 Census Households	1,383	17,033	45,338
	1990 Census Households	958	15,346	42,794
	Historical Annual Growth 1990 to 2000	3.74%	1.05%	0.58%
	Historical Annual Growth 2000 to 2010	7.46%	1.48%	0.79%
	Estimated Annual Growth 2010 to 2022	0.69%	0.33%	0.19%
	Projected Annual Growth 2022 to 2027	0.20%	0.04%	-0.12%
	Population per Household	2.24	2.36	2.41
Population by Race	White	74.7%	79.2%	81.8%
	Black or African American	5.1%	7.3%	6.7%
	Asian & Pacific Islander	10.4%	4.9%	3.3%
	Other Races	6.1%	4.7%	4.4%
	Hispanic Population	3.7%	3.9%	3.9%
Income	Average Household Income	\$105,402	\$88,860	\$84,916
	Median Household Income	\$88,784	\$70,566	\$66,661
	Per Capita Income	\$46,766	\$36,174	\$34,688
Education (Age 25+)	Elementary	2.0%	2.4%	2.9%
	Some High School	1.7%	3.7%	5.3%
	High School Graduate	14.7%	20.8%	23.2%
	Some College	17.4%	20.8%	22.3%
	Associates Degree Only	6.8%	9.5%	11.1%
	Bachelors Degree Only	31.3%	22.7%	19.1%
	Graduate Degree	26.0%	20.1%	16.1%
Business	Number of Businesses	319	1,003	2,376
	Total Number of Employees	5,688	29,361	63,285
	Employees per Business	17.82	29.27	26.63
	Residential Population per Business	21.93	51.44	52.38

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