

BEAVERCREEK SHOPPING CENTER

2500 FAIRFIELD ROAD
BEAVERCREEK, OH 45431

FOR LEASE
3,492 SF ENDCAP AVAILABLE

HIGHLIGHTS

- Ideally situated on N. Fairfield Road directly across from the Mall at Fairfield Commons
- Shared signalized access with Mall at Fairfield Commons and cross access with The Shoppes at Beavercreek
- Strategically positioned to serve Northern Dayton and Wright State University (11,500 Students + 2,200 staff), Nutter Center, and Wright Patterson Air Force Base (30,000 military/civilian employees)
- Area retailers include Sam's Club, Walmart Supercenter, Kohl's, Lowe's, Target, Dick's Sporting Goods, Macy's, Ulta, TJ Maxx, Ross, Hobby Lobby, Petsmart, Haverty's, and REI Co-op Now Open
- Area restaurants include Long Horn Steakhouse, BJ's Brewhouse, Chili's Bar and Grill, Giordino's Pizza, Buffalo Wild Wings, Olive Garden, Red Lobster, Texas Roadhouse and more

TRAFFIC COUNTS

- 24,226 VPD on NORTH FAIRFIELD ROAD
- 13,489 VPD on NEW GERMANY TREBEIN ROAD

DEMOGRAPHICS

2024 Estimates	1 miles	3 miles	5 miles
Population	6,823	51,708	118,155
Households	3,174	22,400	50,912
Average HH Income	\$122,161	\$104,290	\$100,818
Daytime Employees	7,761	23,937	48,945

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OWNED & OPERATED BY:
GNL
 GLOBAL NET LEASE



ANCHOR ASSOCIATES

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A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS

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Anchor ASSOCIATES



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Tenant	Suite #	SF
Gabe's	2500A	49,853
Haverty's	2500B	30,724
Petsmart	2500C	25,760
Michael's	2500D	22,447
REI Co-op	2500	28,487

Tenant	Suite #	SF
Five Below	2500 1	10,000
Furniture Fair	2500 2	55,200
LA Fitness	2500F	49,476
Stanton Optical	2650A	3,490
Available	2650B	3,492

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