



Fairfield State Route 4 Market Study Route 4 Committee Presentation



September 28, 2006

**Center for Public
Management
and Regional Affairs
at Miami University**

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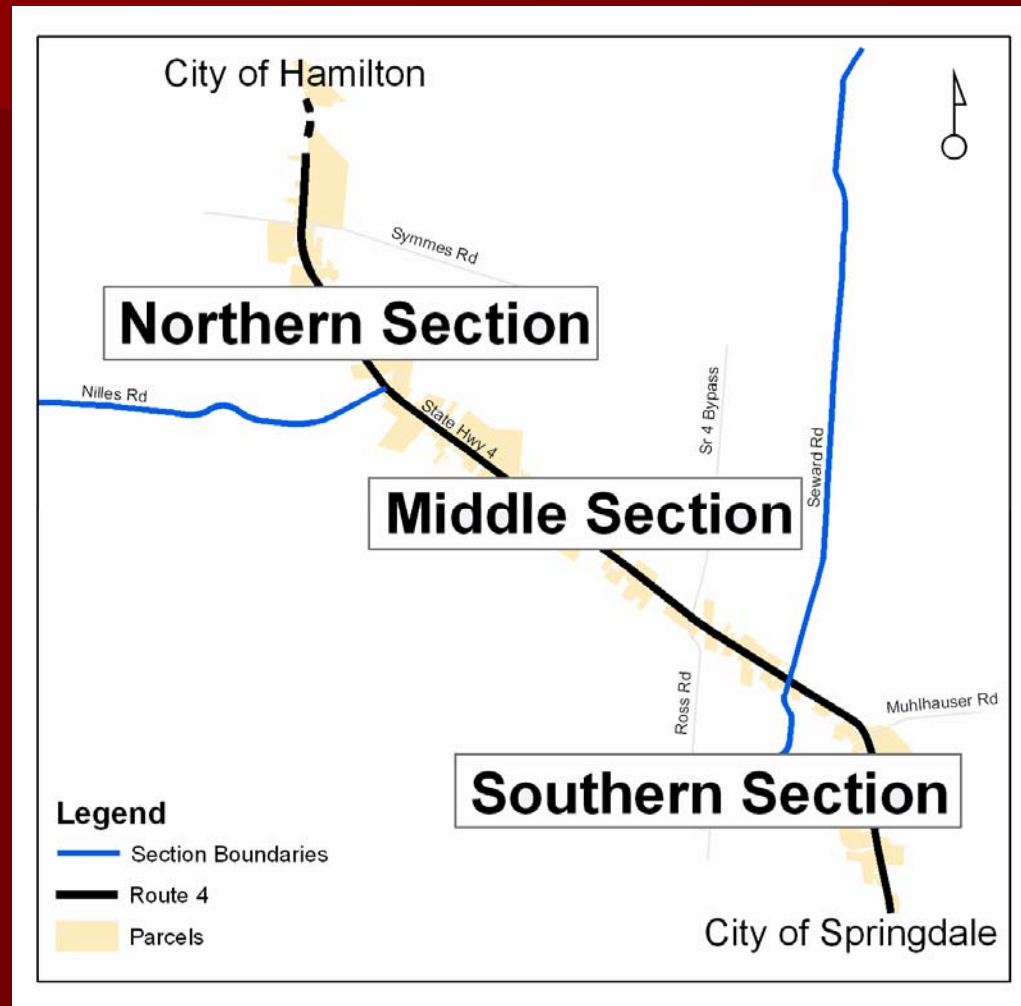
Fairfield Route 4 Market Study

- Understand Existing Conditions
- Identify Opportunities & Constraints
- Develop Market-Driven Strategies

Route 4 Sections

- Northern Section: northern corporate line to Nilles Rd.
 - Brewske's – Waffle House
- Middle Section: Nilles Rd. to Seward Rd.
 - Marathon – Arby's
- Southern Section: Seward Rd. to southern corporate line
 - Gold Star Chili – Shell

Route 4 Sections

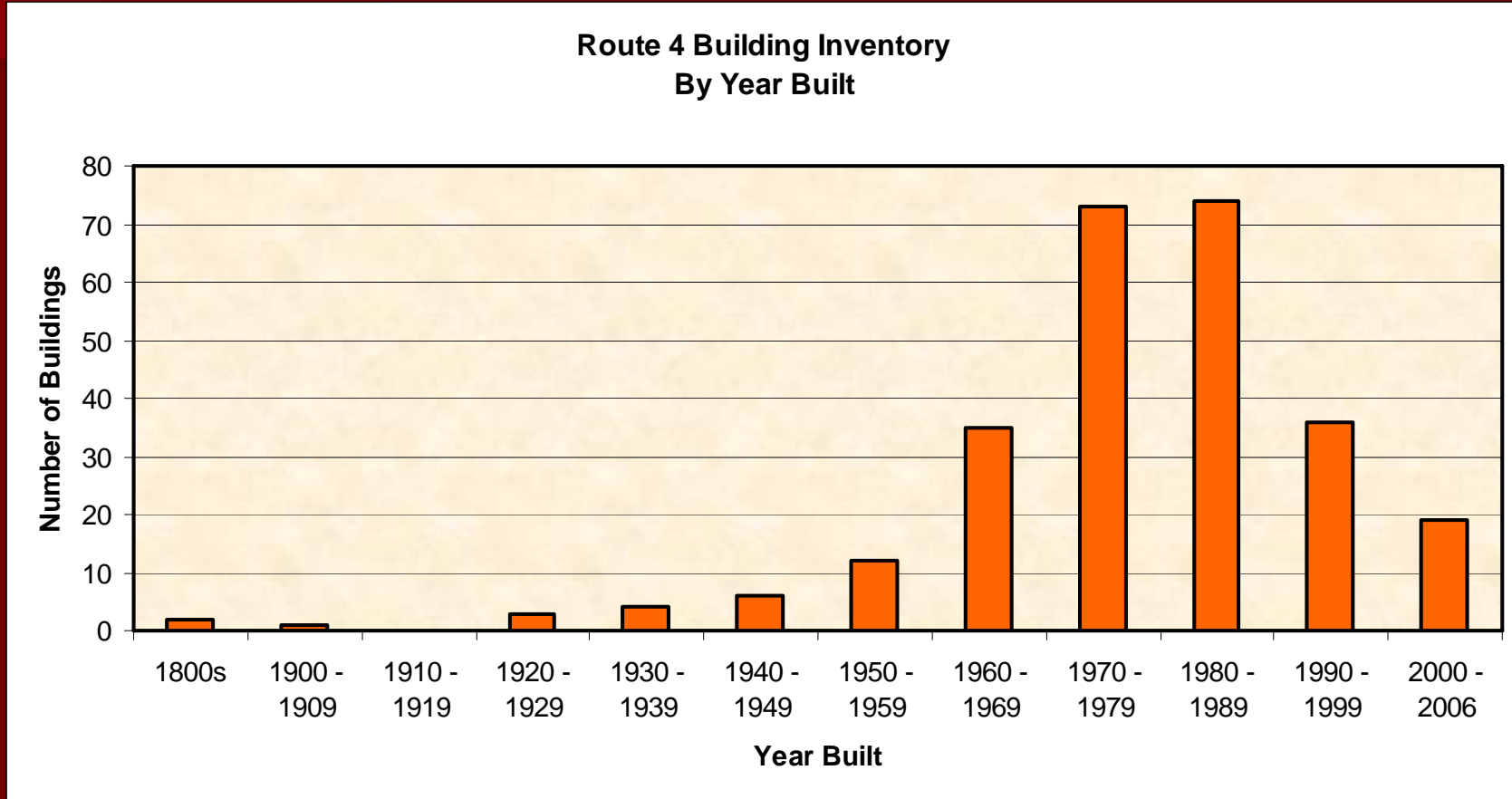


Existing Inventory

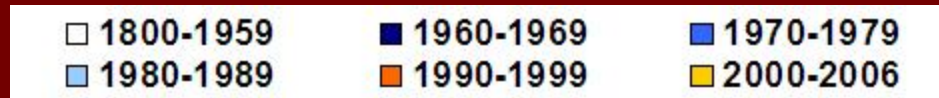
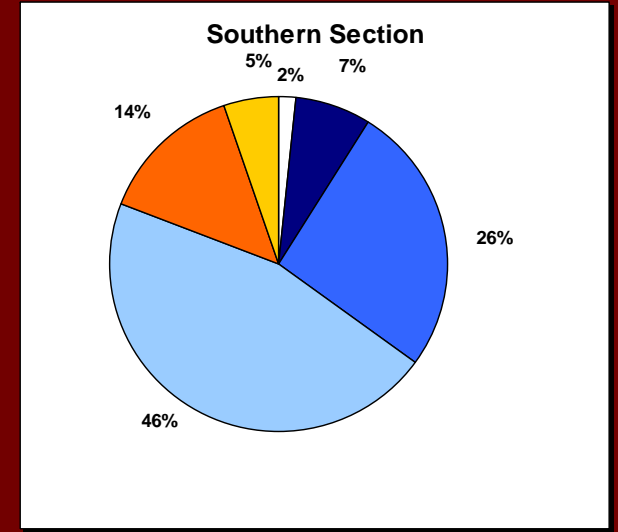
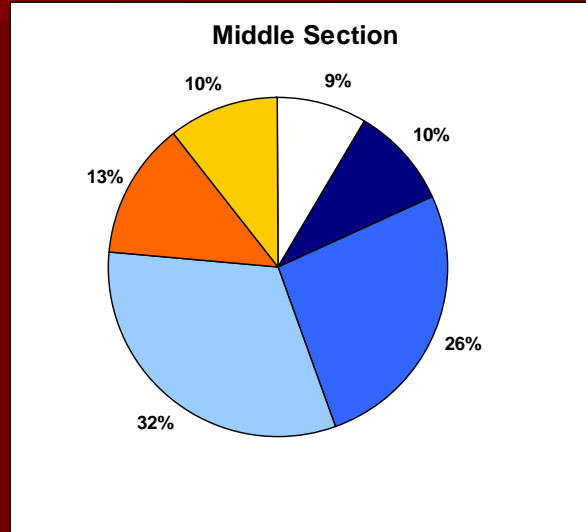
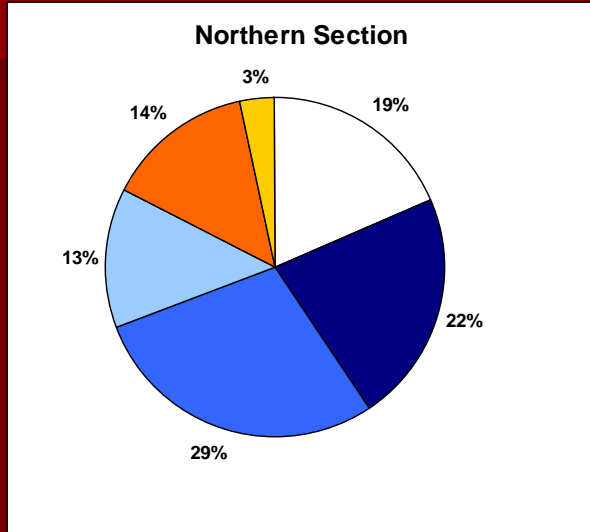
- Land/buildings with access or frontage on Route 4
 - 530+ acres of land
 - Approximately 260 developed commercial structures
 - 427 total commercial locations



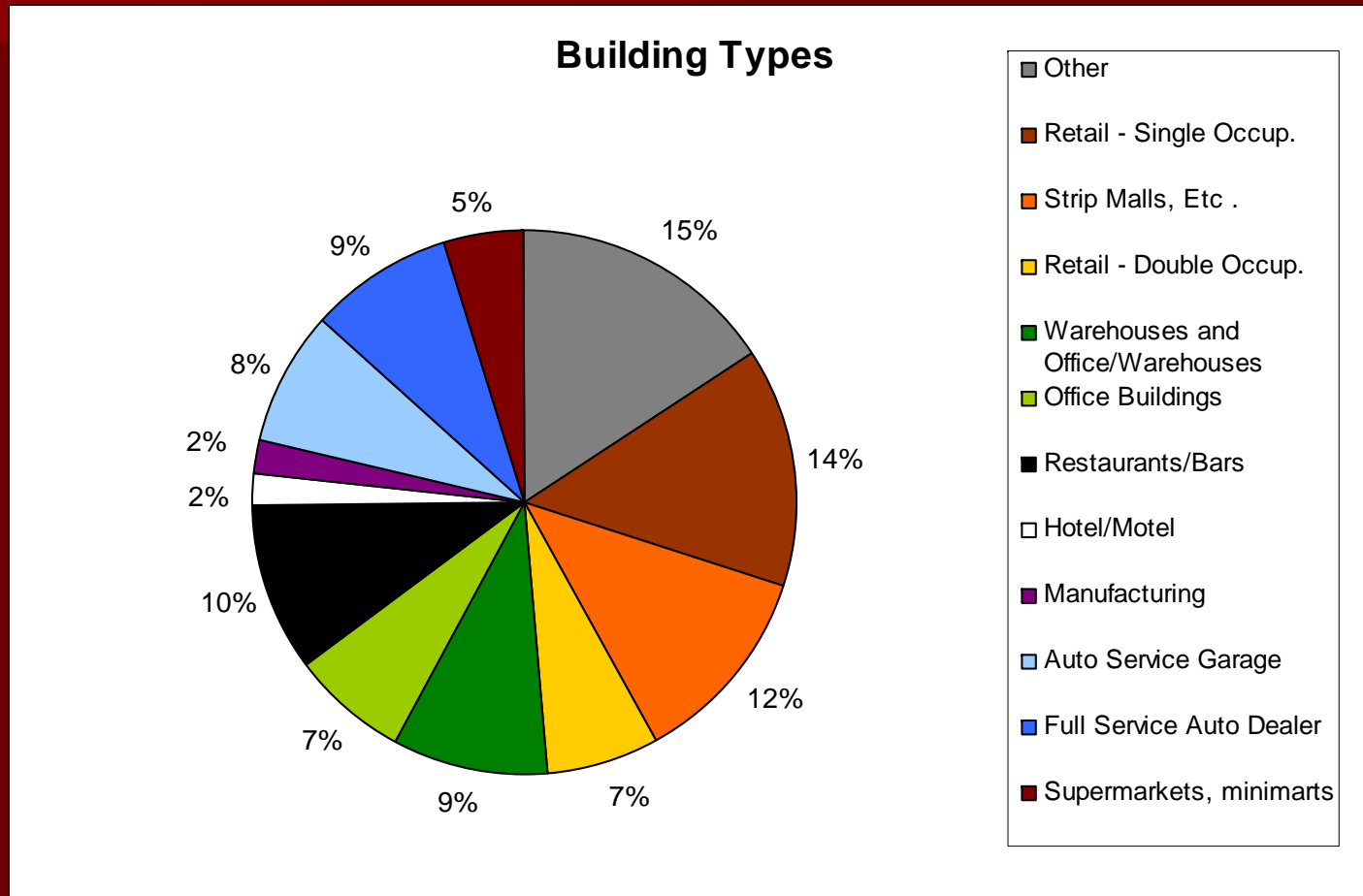
Building Inventory (Age)



Building Inventory (Age By Section)

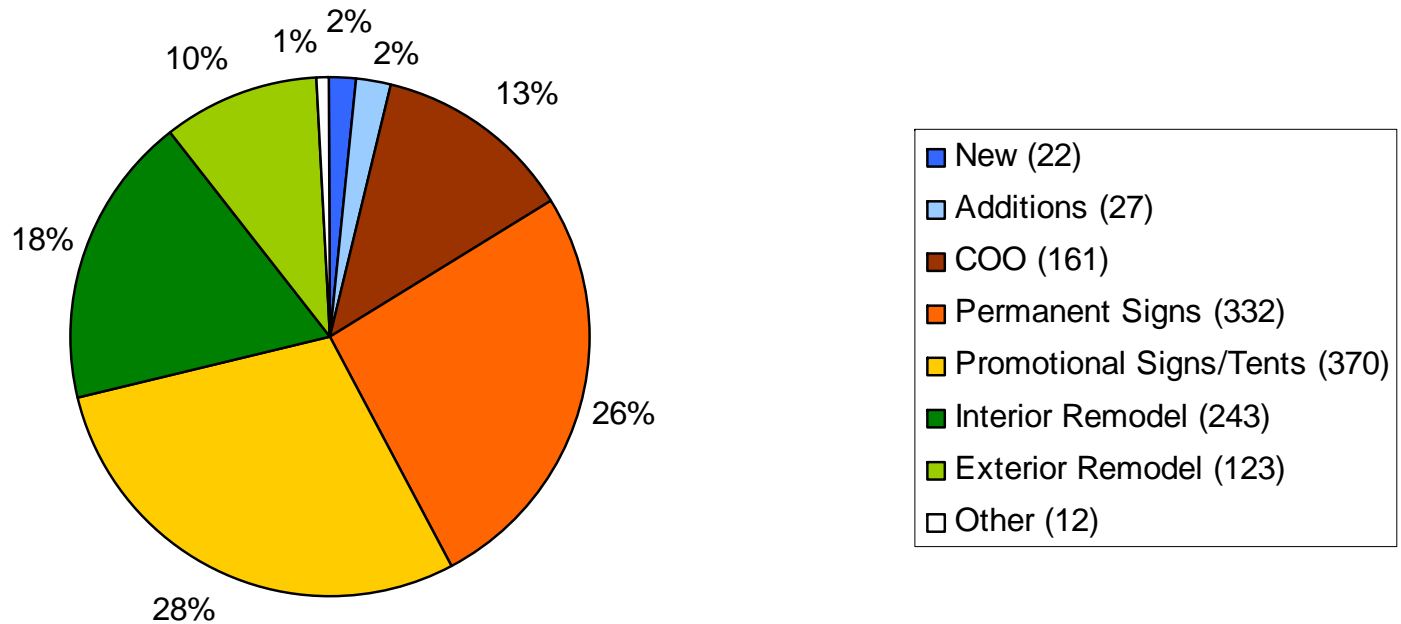


Building Inventory (Type of Structure)

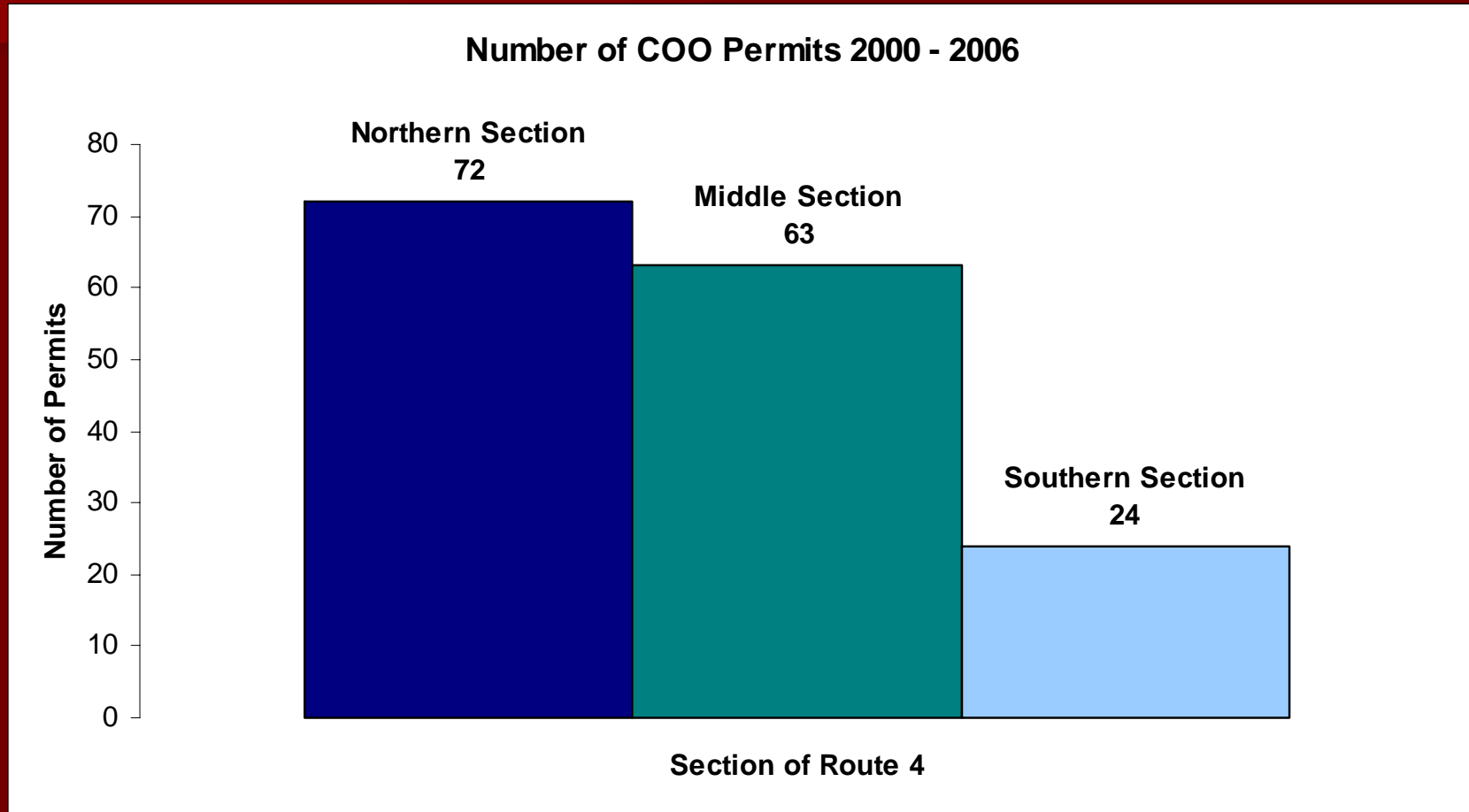


Building Inventory (Permits)

Route 4 Permits By Type 2000 - 2006

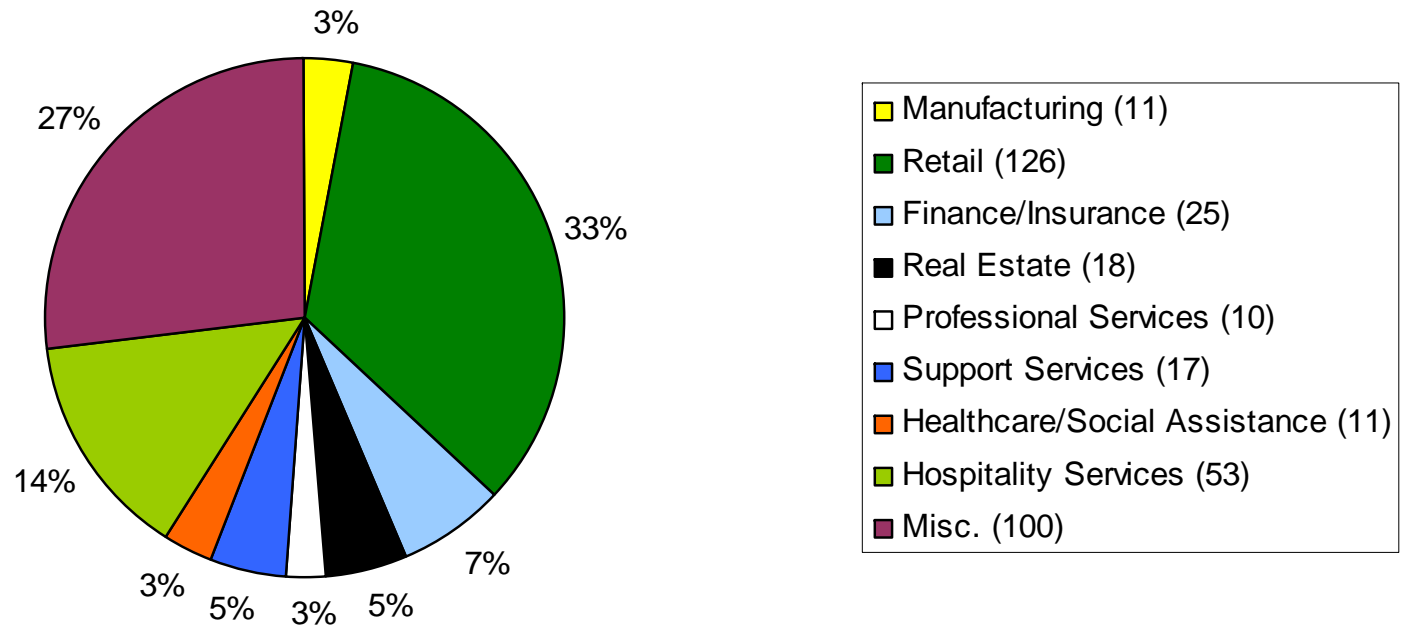


Building Inventory (Change of Occupancy Permits)



Business Uses

Route 4 Businesses By Industry



Business Clusters

- Companies within the same or similar industries grouped together to maximize benefits
- 6 emerging clusters on Route 4: auto sales, auto parts and service, recreation, home goods stores, healthcare/elderly services, and possibly pet care

Sales/Transfers

- Approximately 115 land and/or building sales (2000 to present)
 - 37% were transfers of ownership for \$0 or \$1
 - Northern Section: 34%
 - Middle Section: 42%
 - Southern Section: 24%

Vacant Sites

- 8% vacancy rate
 - Delhi Pike – 27.4% (overall)
 - Forest Park – 14.06% (retail)
 - Tri-County/West Chester – 10.25% (retail)
 - Beechmont Ave. – 5.2% (retail)
 - Northgate – 4.06% (retail)

Route 4 is 92% occupied

Vacant Land

- 37+ undeveloped acres
- 10 undeveloped sites currently for sale
 - 2 largest available sites
 - 6.459 acres (asking \$819,000 - \$126,780/acre)
 - 13.6 acres (asking \$1.5 million - \$110,294/acre)

Fairfield State Route 4 Market Study

www.cpmra.muohio.edu/MarketStudy



CPMRA - Fairfield Market Study Route 4
Committee Presentation - 2006