

# FOR LEASE

2761 Fairfield Commons Blvd Beaver Creek, OH 45431



**NAI**Bergman

Retail | 2,832 SF

- Prime Outlot in Front of Mall
- Absolute Net Ground Lease.
- No Landlord Responsibilities
- Dense Retail & Office
- Heavy Traffic Counts

## DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	7,870	\$83,205
3 MILES	51,496	\$76,069
5 MILES	128,332	\$73,289

\* Figures shown represent estimates



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NOTE:  
EF-1: GREENHECK #CSP-158 WITH SPEED CONTROL  
225cfm @ 5" S.P., 120V.

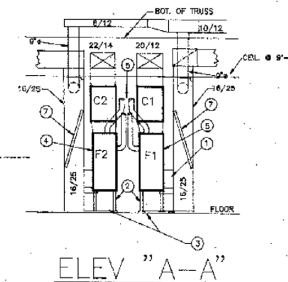
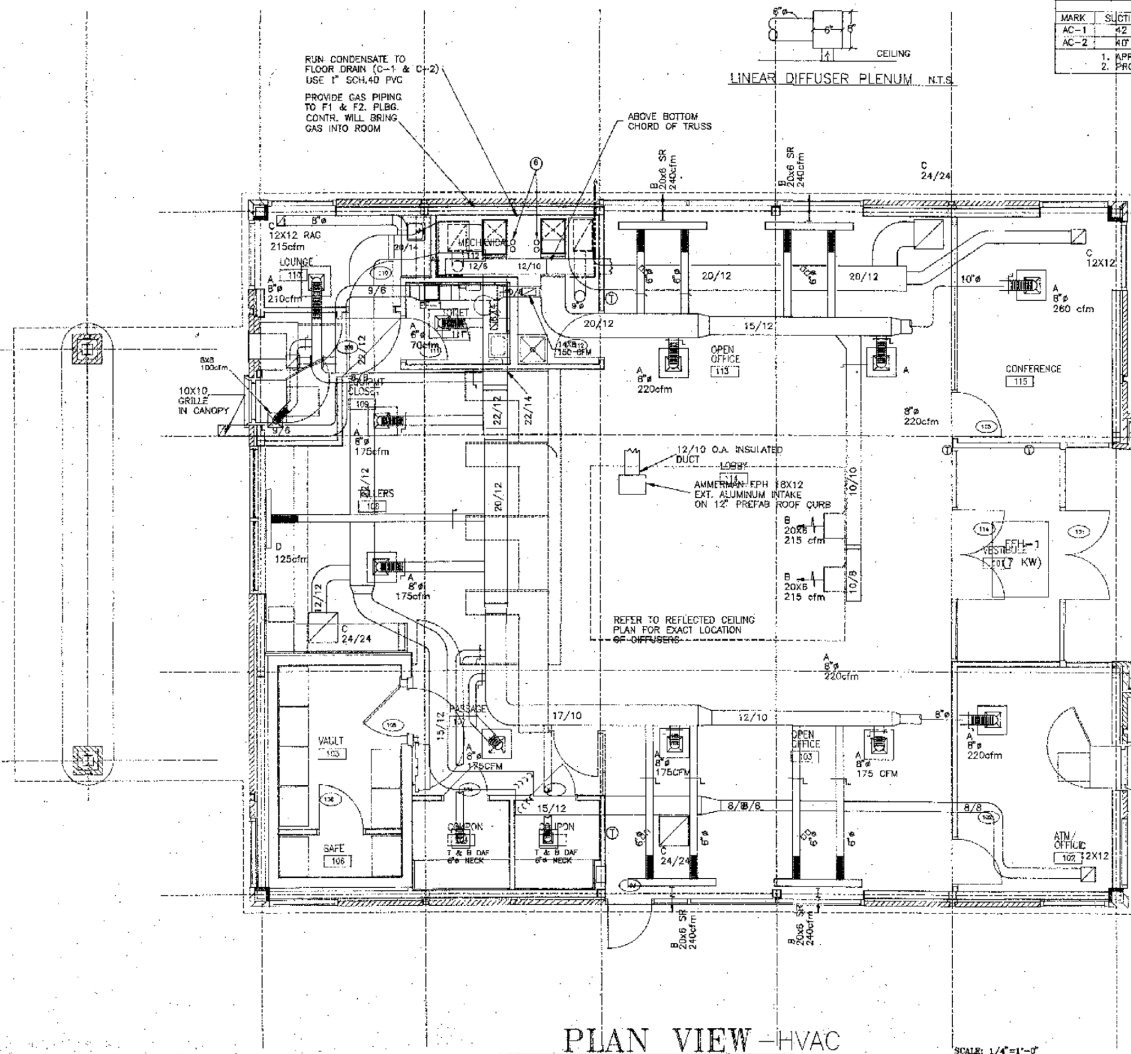
MARK	DESCRIPTION	MODEL	NOTES
A	SQUARE-CEILING DIFFUSER	TUTTLE & BAILEY #BAF	ROTARY CENTER COME FOR HONEY-12 VERT. PATTERN CHANGE, MID IN 24X24 GRID PANEL W/ #4 DAMPER
B	SIDEWALL DIFFUSER	ANEMOSTAT #TAL 15W	PROVIDE OS DAMPER & 5"X5" PLUG
C	RETURN AIR GRILLE	ANEMOSTAT #GDS	
D	LINEAR DIFFUSER	ANEMOSTAT #SLAD-75	
E	EXHAUST REGISTER	ANEMOSTAT #GDS	

MARK	CFM	OA	FA	EA	SYSTEM CAPACITY	AREA	CARRIER MODEL
C-1	1800	216	4.4	29.07/68.2	41167	52000	OFFICER CC58W060
C-2	2000	288	7.3	78.1/64.9	46200	57000	TELLER CC58W060

APPROVED MANUFACTURERS: TRANE, LENNOX

MARK	SUCTION	CAP. AT 95°F	VOLTAGE	COIL #	CARRIER MODEL
AC-1	K2	52500	208/3	C-1	38TXB060
AC-2	K7	57000	208/3	C-2	38TXB060

1. APPROVED MANUFACTURERS: TRANE, LENNOX  
2. PROVIDE HEAD PRESSURE CONTROL



#### CHVAC NOTES

1. FLEX CONNECTION (TYPICAL)
2. 20X12 INCHES FROM FRAME
3. 8"X4" BOTTOM & SIDE INLETS
4. 10"X10" VENT, 10"X10" OUTPUT, 8"X4" EXH. EXTRACTOR, 10"X10" EXH. EXTRACTOR
5. 10"X10" VENT, 10"X10" OUTPUT, 8"X4" EXH. EXTRACTOR, 10"X10" EXH. EXTRACTOR
6. 10"X10" VENT, 10"X10" OUTPUT, 8"X4" EXH. EXTRACTOR, 10"X10" EXH. EXTRACTOR
7. (2) FARE 3/4"X20 CLASS 2" FILTERS AND FRAME

#### INSULATION

1. SUPPLY DUCT BELOW R-30 INSULATION IS TO BE INSULATED WITH 1-1/2" FOIL FACED FIBERGLASS.
2. REFRIGERANT PIPING IS TO BE INSULATED WITH 3/4" ARMAFLEX WITH A 20/50 FLAME SMOKE RATING.
3. ALL INSULATION IS TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

#### HVAC CONTROL

1. PROVIDE HEAT-COOL SWITCH
2. PROVIDE 1-5 STAGE HEATING THERMOSTAT
3. INTERLOCK FURNACE PANS WITH AC-1 & AC-2 SUCH THAT FANS MUST BE ON PRIOR TO COOLING
4. PROVIDE VENT SETBACK/SETUP CONTROL. FURNACE PANS ARE TO CYCLE
5. PROVIDE PROGRAMMABLE NIGHT SET BACK STAT HONEYWELL 77400 WITH SUB-BASE.

**STAR BANK**  
FAIRFIELD COMMONS  
DAYTON, OHIO

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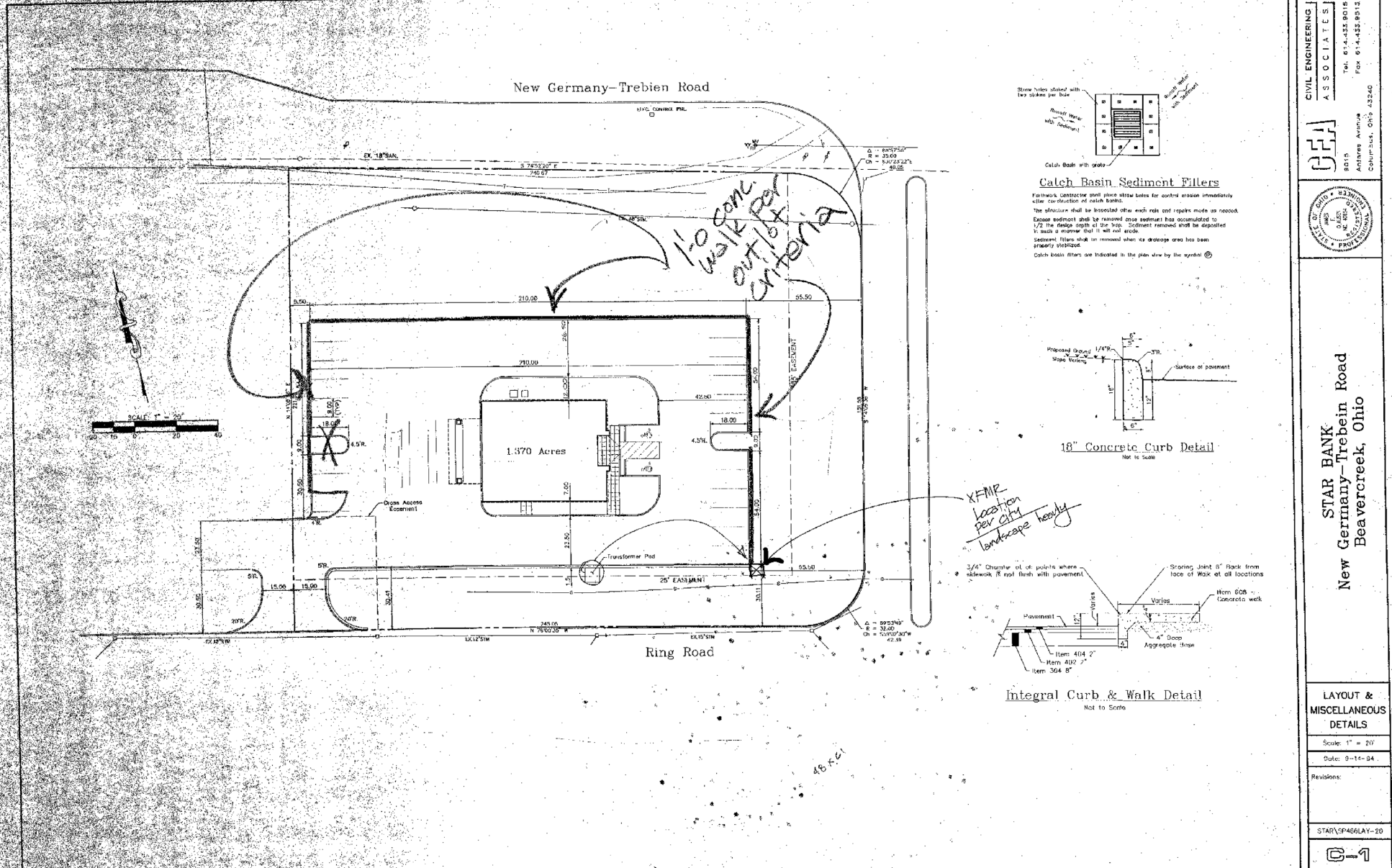
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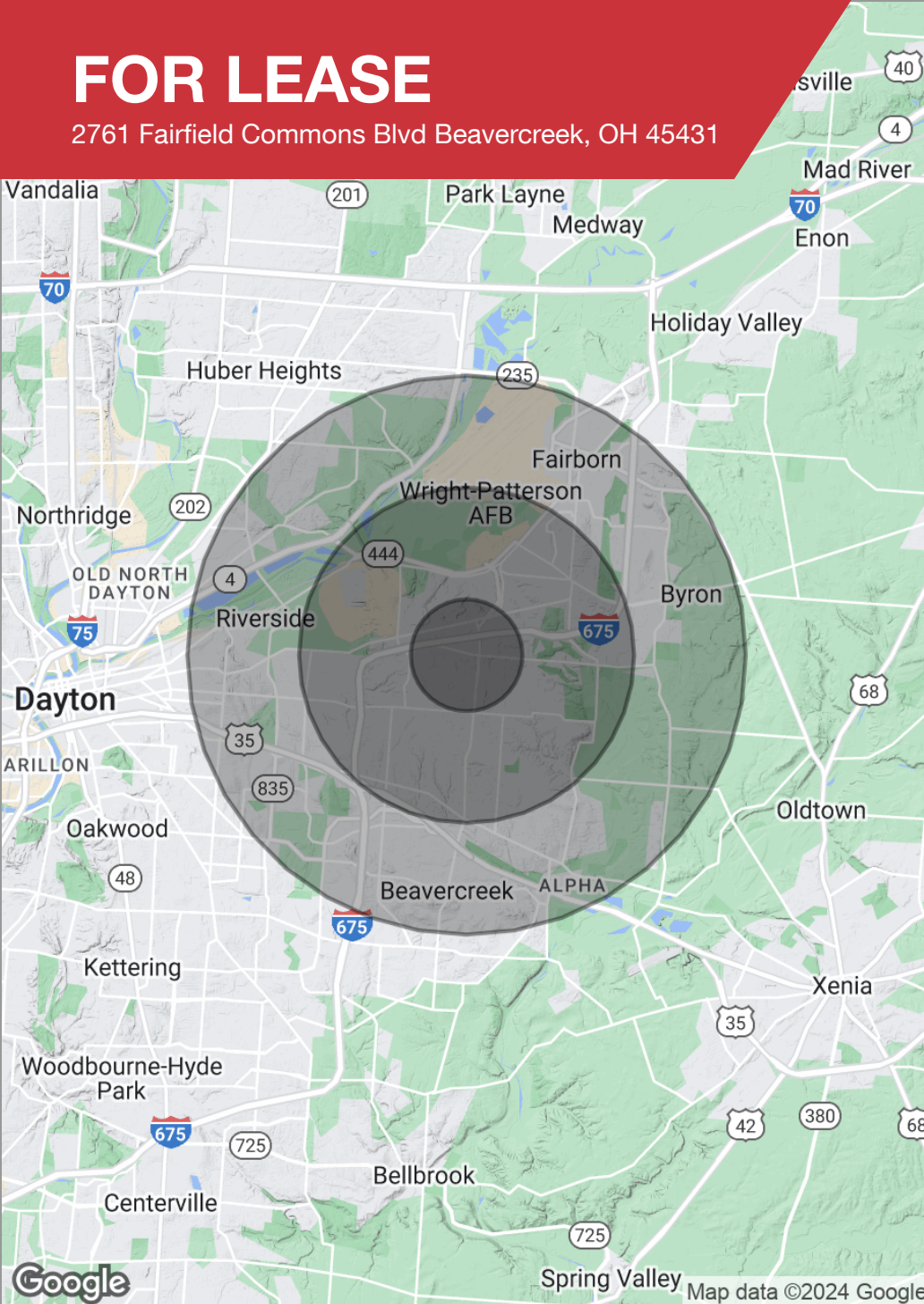
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,870	51,496	128,332
Median age	29.7	36.5	38.8
Median age (male)	28.4	35.1	37.5
Median age (Female)	31.6	37.4	39.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,697	22,842	58,207
# of persons per HH	2.1	2.3	2.2
Average HH income	\$83,205	\$76,069	\$73,289
Average house value	\$143,546	\$135,777	\$133,240

*\* Demographic data derived from 2020 ACS - US Census*

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