



## RG Properties

### OVERVIEW

The City of Beavercreek, Ohio is located in the northeast quadrant of the Dayton, Ohio standard metropolitan area. Spurred by the 1986 completion of I-675, the downtown-Dayton beltway, the Beavercreek retail area has witnessed tremendous growth during the past two decades. Perhaps the most ideal example of such growth can be found in Glimcher Realty's Mall at Fairfield Commons, which is located near the I-675 / North Fairfield Road interchange. Dayton's most upscale shopping experience, the Mall at Fairfield Commons is anchored by retailers JC Penney, Elder-Beerman, Dicks Sporting Goods, Sears, Macy's and Parisian.

The Mall at Fairfield Commons created a hotbed for additional retail development within the immediately surrounding area, including [Beavercreek Towne Centre](#), which is anchored by Lowe's, Kohl's, Best Buy, Office Depot, T.J. Maxx, Ashley Furniture, Jo-Ann Fabrics and Pier 1 Imports, [Fairfield Crossing](#), which is anchored by Wal-Mart, Sam's Club and Fashion Bug, and [Kemp Road Plaza](#). Each of these developments is located within close proximity to the dense I-675 / North Fairfield Road transportation corridor.

In addition to high traffic counts, the Beavercreek retail area boasts impressive demographic qualities. The nearby presence of major employers such as Wright-Patterson Air Force Base, which is home to over 20,000 civilian and military workers, and Wright State University, which enrolls 17,000 students and employs 2,075 faculty and staff members, ensures that daytime populations are amongst the very highest in the entire Dayton trade area. In 2005, the federal government's Base Realignment and Closure (BRAC) Commission reexamined Wright-Patterson Air Force Base. Although the Commission eliminated roughly 1,700 positions, almost 3,200 new jobs were added in their places, thus resulting in a net gain of over 1,400 positions at the base.

In 2008, President Bush signed into law a Defense Authorization Bill that will bring \$230 million to Wright Patterson Air Force Base in fiscal year 2008 alone. This money will go toward the construction of aero medical research buildings for the Air Force Research Laboratories and the Air Force School of Aviation Medicine. This development indicates that Wright-Patterson Air Force Base and its related entities will continue to flourish in the Beavercreek area for years to come.



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2008 brought doom and gloom to much of the nation. Not so in Beavercreek, Ohio. Construction is prevalent, stores are busy, foreclosure rates are low and city leaders' outlooks are conservative but bright.

The City has seen millions in economic development in 2008, recently capped by news that Kettering Health Network, one of the region's larger employers, plans to build a \$100 million facility in the City. Mills Morgan Development has built a \$170 million dollar corridor of offices, home to many hi-tech jobs in the City, across from Wright-Patterson Air Force Base and Wright State University. Housing starts continue to be steady with 75 new homes built in the City this year. That's the lowest number in two decades – down from the more than 120 of each of the last two years. It's also far from the more than 200 that were built in the boom years of 2004 and 2005, but still a respectable number. Beavercreek schools, rated excellent by the State eight years running, recently approved an 84 million tax issue to build and renovate schools.