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Fairfield OH BUSINESS BOOSTER

WINTER 2017-18

Becknell Industrial Breaks Ground



Becknell Industrial recently broke ground on a 176,800 square foot facility at 630 Commerce Center Drive in Fairfield, a 14 acre site across the street from Western States Machine Company. This speculative manufacturing and distribution facility will be completed in the first quarter of 2018.

The building will offer 32 foot clear heights and feature all of the latest specifications, making it an attractive

building to meet the market's current high demand for space.

"The location is perfect because of its proximity to the distribution and manufacturing core of Northern Cincinnati," said Jeremy Kraus, First Vice President at CBRE Cincinnati.

"Becknell is excited to further expand our presence in the Cincinnati market and to continue to build upon the success that we've experienced at our Port Union development project," said Katrina Cupp, Assistant Vice President – Investments at Becknell Industrial.

Although no tenant(s) have been announced, Becknell Industrial is confident that the facility will be fully leased upon completion.

Jeremy Kraus added, "This building will offer existing and new-to-market tenants the opportunity to operate in a modern, efficient facility. The features in the building will help tenants lower operational costs while also helping to retain and recruit talent in this competitive labor landscape."

Becknell Industrial specializes in the development, acquisition, management, and long-term ownership of industrial properties nationwide. With offices based in Indianapolis and Chicago, Becknell Industrial understands the needs of the business market in the Midwest.

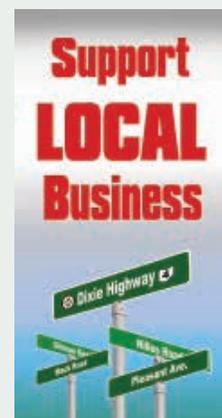
New AutoZone on Route 4

Redevelopment is underway at the corner of Production Drive and Dixie Highway at 5888 Dixie Highway. Production Tool Rental closed several years ago and the building it occupied has been razed. A new AutoZone will be constructed in its place. Work on the new building is expected to be complete within the next few months.



Support Local Business

As a large number of people are out shopping during this holiday season, the City and the Fairfield Chamber of Commerce are once again encouraging people to "Support Local Business." Local businesses recycle a larger share of their dollars in the local economy. They provide uniqueness and distinctive character to the community, foster local job creation and help build and sustain a healthy community.



Business Expansions & Renovations

Jungle Jim's Planning New Attractions



Jungle Jim's International Market in Fairfield is planning some new attractions.

To expand its festival footprint, the "Snake House" along Gilmore Road will undergo renovations to create a more

dedicated entertainment space. A new facility is being constructed in that area to house the existing monorail trains. Future plans are to operate a fully functional monorail system connecting the Snake House to the Oscar Event Center.

Another addition is a kombucha bar that will serve a health-conscious variety of fermented, lightly effervescent sweetened tea drinks.

Frisch's Big Boy on Dixie Highway to be Remodeled



Frisch's Big Boy located at 6638 Dixie Highway will soon undergo a remodel. Key exterior features of Frisch's new look will include warmer colors, rough-cut cedar plank siding, fabric awnings with the Frisch's trademarked, scripted "F," and new outdoor signage featuring the company's new look Big Boy mascot.

Inside, customers will be treated to even more changes including new flooring, lighting, fixtures, artwork and a welcome-wall entrance to personalize each location.

Frisch's CEO Jason Vaughn stated that "the changes, while significant in design, retain familiar elements that draw on Frisch's history and its longevity in the community. This is our most visible effort yet to show the community how Frisch's Big Boy is evolving to serve them."

The Fairfield remodel is expected to be finished in mid-November.

Dunkin' Donuts Renovation



The Dunkin' Donuts restaurant located at 6641 Dixie Highway recently received a makeover. The renovation completed in October included gutting the dining room to add booths, lounge chairs, and a new ice cream display. The exterior renovation consisted of new signs and new paint.

Store Manager Diana Lang is striving for a "contemporary coffee feel" that will better utilize the space inside this Dunkin' Donuts.

This renovation is part of a plan to renovate existing Dunkin' Donuts facilities in the region and to prepare for future additional locations. Dunkin' Donuts is rebranding and will soon be called "Dunkin'."

Welcome to the Neighborhood: New Restaurants in Town

Lindenwald Station Moving to Fairfield



Lindenwald Station, a popular restaurant located in the Lindenwald area of Hamilton, is moving to Riegert Square, 5072 Pleasant Avenue (formerly Gene's Resale Shop) near the Village Green.

Owners Mike and Donna Cooper, who are Fairfield residents, are renovating the inside of the building and have painted the outside and re-paved the parking lot.

The Coopers are excited about this move because the Fairfield location provides more room for the restaurant and allows them to own the building instead of continuing to rent.

"I think it's going to be great," said Donna Cooper. "This new location will almost double our seating capacity, allows for more parking, and provides more space in the kitchen."

The Cooper's anticipate that the extra dining area and kitchen space will provide the impetus to expand their current menu. Lindenwald Station will continue serving menu favorites such as fish and Reuben sandwiches (considered by many to be the best around), omelets, and sweet cream pancakes while transitioning specials to daily offerings and adding new menu items.

The restaurant will maintain its train theme and will add a new hand-painted train mural on the storefront. The expectation is for Lindenwald Station to open in this location in early 2018.

Jamaica Mon New Addition to Dixie Highway

The newest restaurant to open on Dixie Highway is Jamaica Mon: Caribbean Cuisine. The restaurant is located in the retail center at 6679 Dixie Highway between Namaste Curry House and Jet's Pizza.



Jamaica Mon hopes to attract patrons with a Caribbean-influenced menu including Jamaican patties, chicken wings, oxtails, curried goat, and pork. For more information, call (513) 795-7725.

Joako's Pizza & More Now Open

Joako's Pizza & More is now open at 20 Donald Drive, next to Lugnutz Bar & Grill. Joako's is a dine-in or carry out restaurant serving Puerto Rican style pizza, calzones, sandwiches, fritters, Caribbean food, and desserts. Live music or a disc jockey is typically featured on the weekends. Call (513) 857-5999 or visit their Facebook page @joakospizza for more details or to order.

