



**COLDWELL
BANKER
COMMERCIAL**
RELIANT REALTY

SOUTHPOINTE CROSSINGS | NEW RETAIL DEVELOPMENT

3612-3620 Southpointe Parkway | Oxford, OH 45056

FOR LEASE

PROPERTY SUMMARY

Address	3612-3620 Southpointe Parkway Oxford, OH 45056
Square Footage	Up to 4,500 SF Available Divisible to 1,500 SF suites
Year Built	Under Construction New Development Spring-Summer 2021 Delivery
Construction	All Brick & Natural Stone Construction
Buildings	Building #1 4,500 Gas Station & C-Store (with Drive-Thru) Building #2 4,500 Multi-Tenant (Divisible to 3 Suites)
Acreage	2.41 acres
Municipality	City of Oxford GB - General Business District



DEVELOPMENT HIGHLIGHTS

- End-cap & Inline suites available
- 40 parking spaces available
- Signalized Corner | US-27 & Southpointe Parkway
- Excellent Visibility & Monument Signage Available
- Flexible Layout & Configuration
- Bicycle Racks & Gazebo Seating
- Across the street from new Hospital Development
Kettering Health Network | 12,000 SF Inpatient & Imaging
- Adjacent to 400+ Student Apartment/Townhome Units
Annex Townhomes | Built 2017 | 202 units
Level 27 Apartments | Built 2005 | 216 units
- Cater to Miami University's 22,000+ Students, Faculty & Staff
- 300,000+ Annual Visitors Spending over \$46 Million
- Short drive to Campus and Uptown, along Miami's Bus Line

BROKER CONTACT

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Radius	1 Mile	3 Mile	5 Mile
Population:			
2025 Projection	2,708	25,821	31,221
2020 Estimate	2,548	25,274	30,611
2010 Census	2,051	23,689	28,988
2020 Daytime Population	2,039	24,172	28,412
Population Growth:			
Growth 2020-2025	1.26%	0.43%	0.40%
Growth 2010-2020	2.42%	0.67%	0.56%

Radius	1 Mile	3 Mile	5 Mile
Income & Home Values:			
2020 Avg Household Income	\$93,997	\$68,384	\$72,991
2020 Median Household Income	\$55,948	\$35,577	\$44,043
2020 Per Capita Income	\$37,046	\$20,612	\$22,902
2020 Average Home Value	\$231,579	\$247,951	\$251,916
2020 Housing Units:			
Owner Occupied	20.7%	27.3%	37.0%
Renter Occupied	64.0%	60.8%	52.3%

