

# FOR LEASE

## New Mixed-Use Development



### PROPERTY HIGHLIGHTS

- New Mixed-Use Development on over 13.6 Acres at Xenia's Western Gateway
- Anchored by Aldi (*Now Open*) and close to Kroger, Walmart Supercenter and Lowe's
- New Traffic Signal with Access and Outstanding Visibility
- Opportunities for Retail, Restaurants, Hotels and Offices
- Four Universities within the Trade Area: Wilberforce University (4.75 mi), Central State University (5 mi), Wright State University (8 mi), Cedarville University (9 mi)
- Universities total approx. 24,100 Students and 3,680 Faculty/Staff

W Main Street, Xenia, Ohio 45385

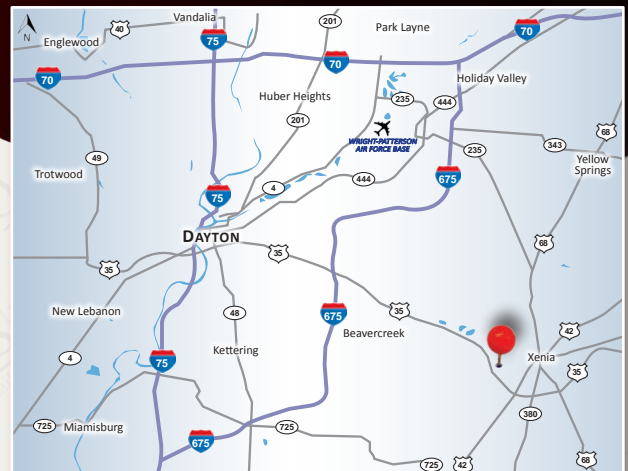
### DEMOGRAPHICS

Year 2020	One Mile	Three Mile	Five Mile
Estimated Population	5,434	30,179	49,566
Median HH Income	\$52,040	\$51,939	\$71,261
Average HH Income	\$56,383	\$65,637	\$89,617
Daytime Population	2,624	12,841	17,426

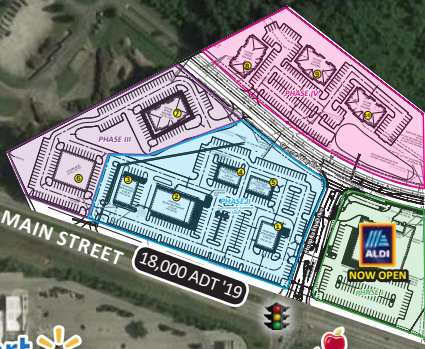
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**SITE**

WEST MAIN STREET  
18,000 ADT '19

9,100 ADT '08

16,000 ADT '19

9,000 ADT '19

22,590 ADT '12

**Walmart**

**MURPHY USA**

**Applebee's**

**Bob Evans**

**KETTERING**  
Health Network  
Physicians' Offices & Urgent Care

Social Security Administration

**Rural King**

**SNAP**  
FITNESS-OUT

**SALLY**  
BEAUTY SALON

**Kroger**

**WrightPatt**

**CHIPOTLE**  
**AT&T**  
**PALM BEACH TAN**

**PNC**  
**GameStop**

**DOLLAR TREE**

**SONIC**

**verizon**  
**Great Clips**  
**Miracle-Ear**  
**RAPID FIRED**

**MARATHON**

**Edward Jones**  
INVESTMENTS

**LOWE'S**

**Hampton Inn**

**PENN STATION**

**Future KETTERING**  
Health Network

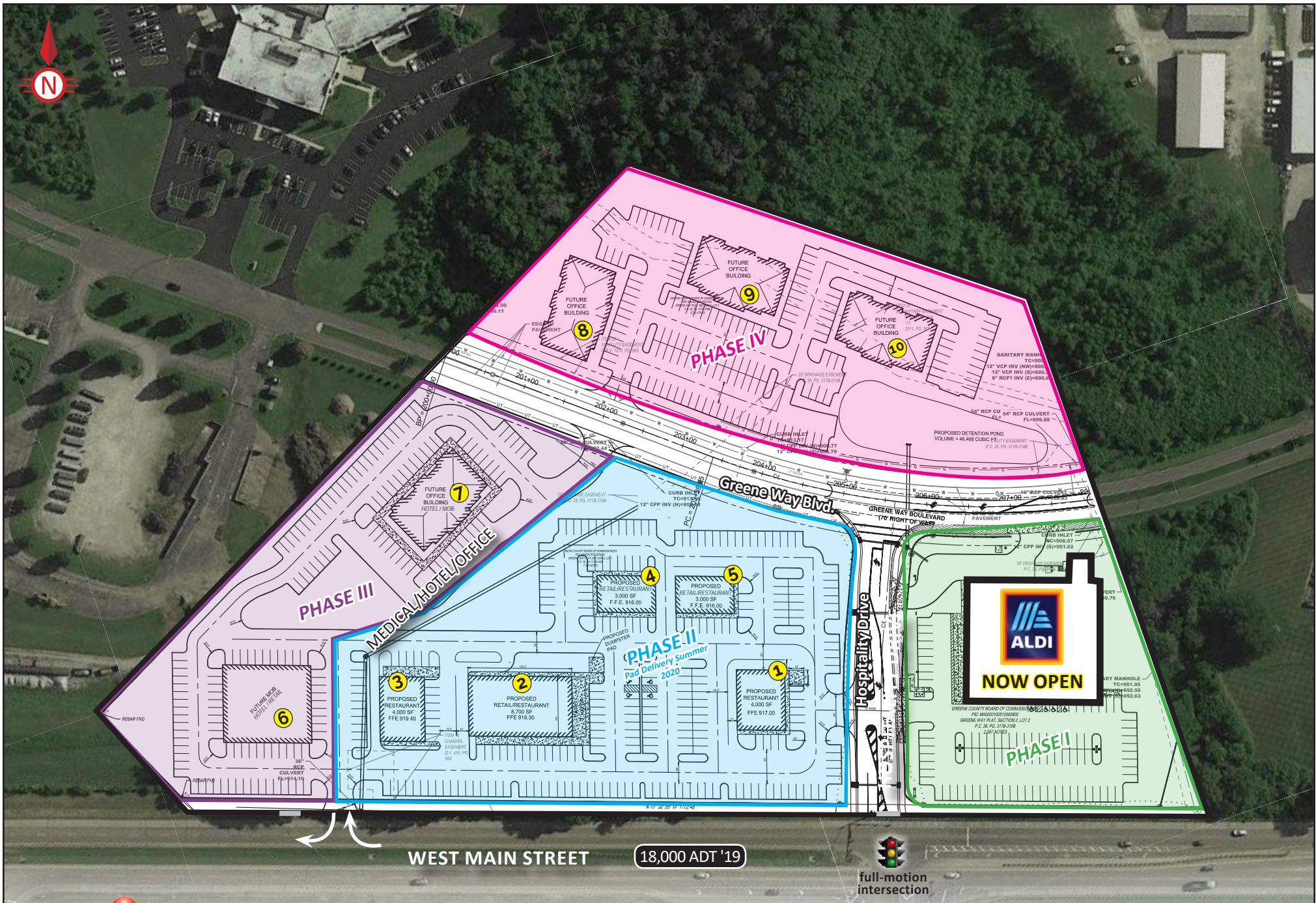
**the Y**  
(now open)



**W. MAIN STREET, XENIA, OH 45385**

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WEST MAIN STREET

18,000 ADT '19



full-motion intersection

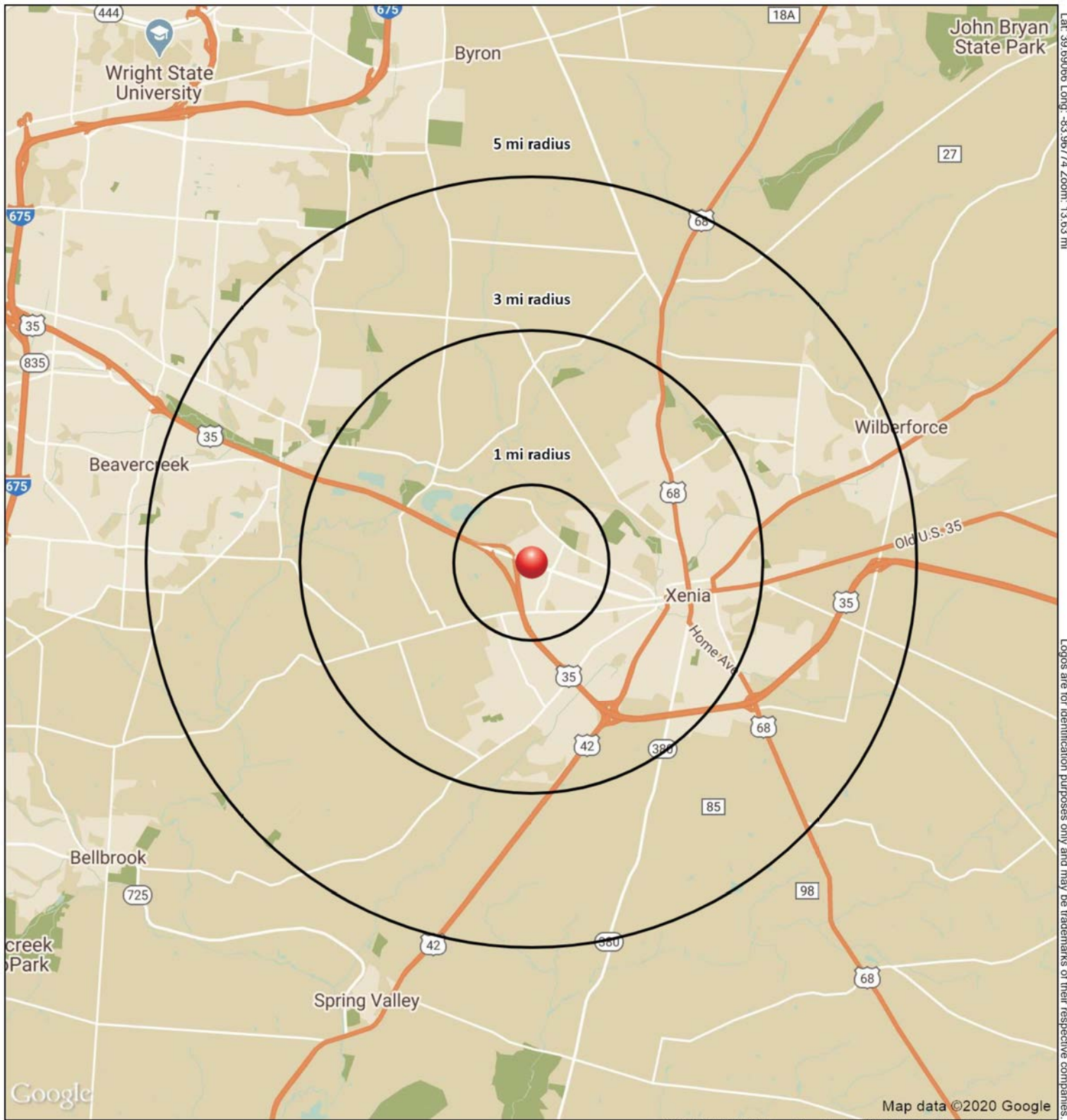


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Lat: 39.69066 Long: -83.96774 Zoom: 13.63 mi

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**West Main Street**  
**Xenia, OH 45385**

June 2020



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# SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections



Lat/Lon: -83.9677/39.6907

RS1

West Main Street		1 mi radius	3 mi radius	5 mi radius
Xenia, OH 45385				
POPULATION	2020 Estimated Population	5,434	30,179	49,566
	2025 Projected Population	5,600	31,397	51,369
	2010 Census Population	4,867	28,066	47,340
	2000 Census Population	4,587	26,441	42,180
	Projected Annual Growth 2020 to 2025	0.6%	0.8%	0.7%
	Historical Annual Growth 2000 to 2020	0.9%	0.7%	0.9%
	2020 Median Age	35.9	39.1	40.9
HOUSEHOLDS	2020 Estimated Households	2,249	12,709	20,021
	2025 Projected Households	2,304	13,116	20,597
	2010 Census Households	1,901	11,232	18,191
	2000 Census Households	1,670	10,149	15,752
	Projected Annual Growth 2020 to 2025	0.5%	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	1.7%	1.3%	1.4%
RACE AND ETHNICITY	2020 Estimated White	85.8%	81.9%	83.8%
	2020 Estimated Black or African American	8.9%	12.5%	9.7%
	2020 Estimated Asian or Pacific Islander	0.6%	0.8%	2.2%
	2020 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.3%
	2020 Estimated Other Races	4.5%	4.4%	4.0%
	2020 Estimated Hispanic	2.5%	2.4%	2.6%
INCOME	2020 Estimated Average Household Income	\$56,383	\$65,637	\$89,617
	2020 Estimated Median Household Income	\$52,040	\$51,939	\$71,261
	2020 Estimated Per Capita Income	\$23,972	\$27,994	\$36,465
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.0%	3.2%	2.5%
	2020 Estimated Some High School (Grade Level 9 to 11)	6.6%	7.9%	5.3%
	2020 Estimated High School Graduate	39.7%	35.0%	29.1%
	2020 Estimated Some College	25.1%	22.7%	20.7%
	2020 Estimated Associates Degree Only	8.0%	8.1%	8.4%
	2020 Estimated Bachelors Degree Only	11.7%	13.1%	17.3%
	2020 Estimated Graduate Degree	6.8%	9.9%	16.7%
BUSINESS	2020 Estimated Total Businesses	173	1,130	1,562
	2020 Estimated Total Employees	2,624	12,841	17,426
	2020 Estimated Employee Population per Business	15.2	11.4	11.2
	2020 Estimated Residential Population per Business	31.4	26.7	31.7

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