OnSite
Retail Group

FOR SALE
Former Aldi

N. Allison Avenue
4K ADT '18

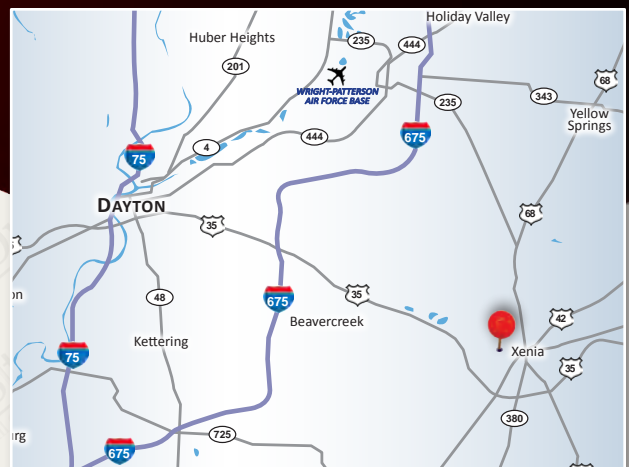## 201 N. Allison Avenue, Xenia Ohio 45385

PROPERTY HIGHLIGHTS

- 15,680 SF Freestanding Building on .729 AC

- Centrally located within Xenia's Commercial Corridor, close to the Downtown District, Residential Rooftops and a variety of Shopping and Restaurant Destinations

- Conveniently located between W. Main Street (Rt. 35) and Dayton Avenue

- Suitable for a wide variety of uses, Including those that require a Truck Well and Dock

DEMOGRAPHICS

Year 2019	One Mile	Three Mile	Five Mile	Ten Mile
Estimated Population	9,735	29,977	39,738	177,886
Median Income	$40,155	$51,278	$64,238	$75,871
Average HH Income	$45,608	$61,525	$77,016	$88,091
Daytime Population	5,757	12,359	16,834	80,949

Avg Daily Traffic Count(W. Main Street): 15,000(2018)

Andrew R. Feinblatt
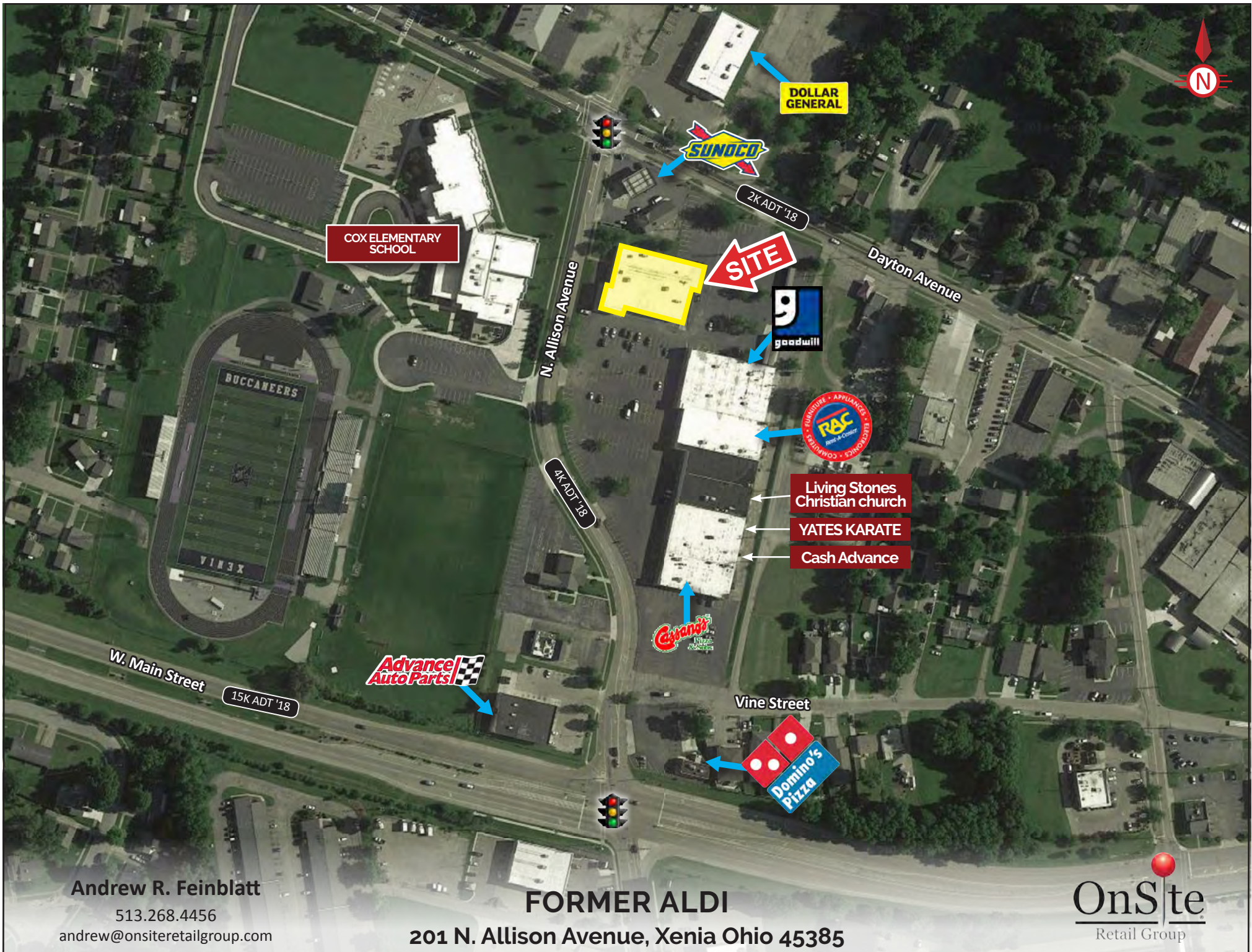
513.268.4456

andrew@onsiteretailgroup.com

N

Steele's Rd
Dayton Xenia Rd
Fairground Rd
68
42
N Columbus St

McDonald's

SUBWAY

Speedway
15K ADT '18

Rural King
America's Farm and Home Store

Walmart

ALDI (COMING SOON)

CHIPOTLE
MEXICAN GRILL

SALLY BEAUTY SUPPLY

DOLLAR GENERAL

Huntington

FAMILY DOLLAR

SITE

Kroger
15K ADT '18
35

RAC
goodwill

Domino's
Advance Auto Parts

E Church St

Marco's Pizza

E Main St
11K ADT '18
Jasper Rd

us bank

68

E Main St

RAPID FIRED PIZZA
Applebee's
PNC
SONIC
M Marathon
DOLLAR TREE
CIRCLE K
Bob Evans
W 2nd St

Shell
O'Reilly AUTO PARTS
RITE AID
CVS pharmacy
PAPA JOHNS
BURGER KING
Cricket wireless

BUS
35
W Main St

S Columbus St

metro by T-Mobile

AutoZone

Lowe's

the Y

KETTERING Health Network
35

12K ADT '18

Bellbrook Ave

Colorado Dr

Walgreens
McDonald's
TACO BELL
Roosters A FUN, CASUAL JOINT
Arby's
Frisch's BIG BOY
Lee's Famous Recipe Chicken
Pizza Hut
Wendy's
CHASE
Speedway
Little Caesars
Tim Hortons

S Detroit St

Home Ave

42

7K ADT '18

HARLEY-DAVIDSON MOTOR COMPANY

68

85

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FORMER ALDI
201 N. Allison Avenue, Xenia Ohio 45385

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N

DOLLAR GENERAL

SUNOCO

2K ADT '18

COX ELEMENTARY SCHOOL

Dayton Avenue

SITE

goodwill

N. Allison Avenue

BUCCANEERS

4K ADT '18

R&C FURNITURE • APPLIANCES • ELECTRONICS • COMPUTERS

Living Stones Christian church

YATES KARATE

Cash Advance

VIN3X

Cassano's Pizza

W. Main Street

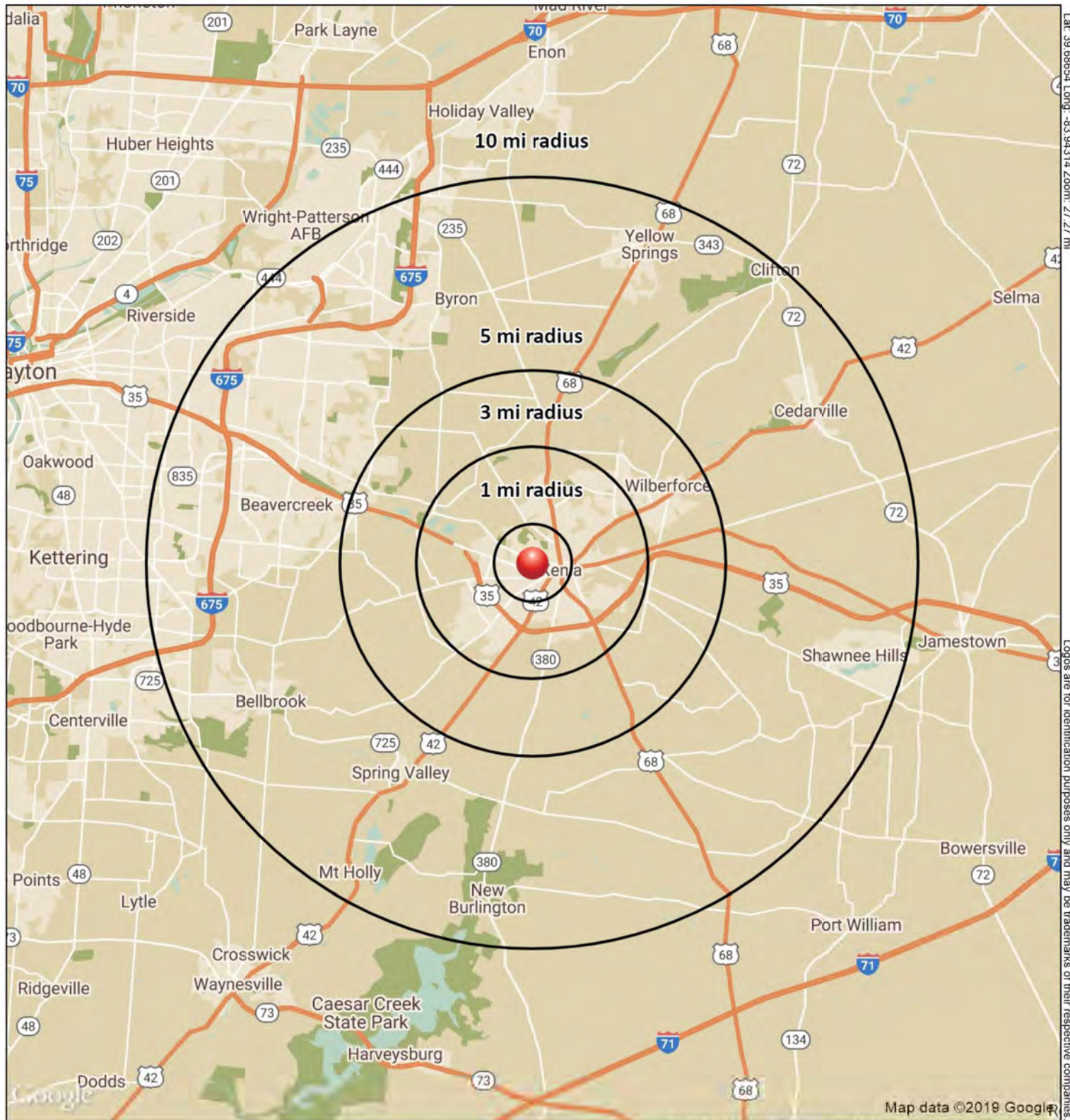Advance Auto Parts

15K ADT '18

Vine Street

Domino's Pizza

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FORMER ALDI
201 N. Allison Avenue, Xenia Ohio 45385

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10 mi radius

5 mi radius

3 mi radius

1 mi radius

Map data ©2019 Google

201 N Allison Ave

Xenia, OH 45385

November 2019

OnSite
Retail Group

OnSite
Retail Group

Lat/Lon: -83.9432/39.6867

RS1

201 N Allison Ave **Xenia, OH 45385**	**1 mi radius**	**3 mi radius**	**5 mi radius**	**10 mi radius**
POPULATION				
2019 Estimated Population	9,735	29,977	39,738	177,886
2024 Projected Population	10,192	31,331	41,396	183,436
2010 Census Population	8,700	28,281	38,183	171,454
2000 Census Population	8,747	27,122	33,243	158,140
Projected Annual Growth 2019 to 2024	0.9%	0.9%	0.8%	0.6%
Historical Annual Growth 2000 to 2019	0.6%	0.6%	1.0%	0.7%
2019 Median Age	38.1	39.0	38.5	39.6
HOUSEHOLDS				
2019 Estimated Households	4,295	12,647	15,711	73,469
2024 Projected Households	4,465	13,142	16,309	75,223
2010 Census Households	3,641	11,357	14,377	67,489
2000 Census Households	3,504	10,425	12,382	59,874
Projected Annual Growth 2019 to 2024	0.8%	0.8%	0.8%	0.5%
Historical Annual Growth 2000 to 2019	1.2%	1.1%	1.4%	1.2%
RACE AND ETHNICITY				
2019 Estimated White	84.0%	81.5%	80.4%	85.4%
2019 Estimated Black or African American	10.4%	13.0%	13.5%	7.2%
2019 Estimated Asian or Pacific Islander	0.6%	0.6%	1.5%	3.4%
2019 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.4%	0.3%
2019 Estimated Other Races	4.6%	4.4%	4.2%	3.8%
2019 Estimated Hispanic	2.5%	2.3%	2.4%	3.1%
INCOME				
2019 Estimated Average Household Income	$45,608	$61,525	$77,016	$88,091
2019 Estimated Median Household Income	$40,155	$51,278	$64,238	$75,871
2019 Estimated Per Capita Income	$20,702	$26,318	$30,880	$36,653
EDUCATION (AGE 25+)				
2019 Estimated Elementary (Grade Level 0 to 8)	3.6%	3.2%	2.9%	1.9%
2019 Estimated Some High School (Grade Level 9 to 11)	9.1%	8.0%	6.8%	4.3%
2019 Estimated High School Graduate	39.6%	35.8%	31.9%	24.0%
2019 Estimated Some College	23.6%	23.2%	21.8%	20.8%
2019 Estimated Associates Degree Only	7.4%	7.8%	7.8%	8.6%
2019 Estimated Bachelors Degree Only	9.9%	12.5%	15.1%	20.9%
2019 Estimated Graduate Degree	6.9%	9.5%	13.7%	19.4%
BUSINESS				
2019 Estimated Total Businesses	512	1,061	1,406	6,077
2019 Estimated Total Employees	5,757	12,359	16,834	80,949
2019 Estimated Employee Population per Business	11.2	11.6	12.0	13.3
2019 Estimated Residential Population per Business	19.0	28.3	28.3	29.3