






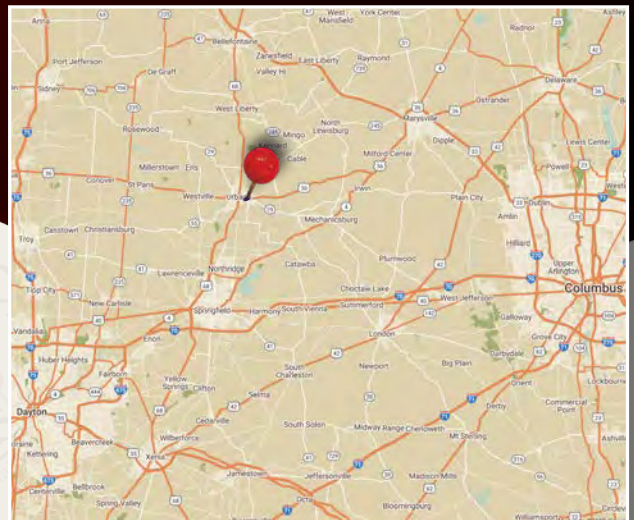
741 Scioto Street, Urbana, OH 43078

**PROPERTY HIGHLIGHTS**

-  .43 Acre (90 feet x 208 feet) available Spring 2023
-  Adjacent to brand new Aldi! (Construction starting 12/2022)
-  Zoning (B-2 General Business)
-  All utilities close to property and master detention provided
-  Centrally located in Urbana's business district, along Route 36, near Walmart, Kroger, CVS, McDonald's, Taco Bell, Mercy Health, and many others

**DEMOGRAPHICS**

<u>Year 2022</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Estimated Population	5,307	12,732	15,121
Median Income	\$54,061	\$54,214	\$55,609
Average HH Income	\$55,535	\$58,534	\$62,432
Daytime Population	3,431	7,398	7,774



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**OnSite**  
 Retail Group  
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15,314 ADT 36



**0.43 AC**  
FUTURE OUTPARCEL  
#18,784 SF (0.43 AC)  
3,900 SF  
2 ROWS OF 12 SPACES AT 10'x120'  
10 SPACES AT 10'x120'  
10 SPACES AT 10'x120'

**SITE**

E Water St  
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**741 Scioto Street,  
Urbana, OH 43078**

**OnSite**  
Retail Group



## Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 40.106/-83.7358

<b>741 Scioto St Urbana, OH 43078</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Population</b>			
2022 Estimated Population	5,307	12,732	15,121
2027 Projected Population	5,209	12,476	14,832
2020 Census Population	5,337	12,678	15,170
2010 Census Population	5,628	13,459	15,995
Projected Annual Growth 2022 to 2027	-0.4%	-0.4%	-0.4%
Historical Annual Growth 2010 to 2022	-0.5%	-0.4%	-0.5%
2022 Median Age	43.3	41.9	42.1
<b>Households</b>			
2022 Estimated Households	2,377	5,562	6,495
2027 Projected Households	2,309	5,404	6,316
2020 Census Households	2,396	5,532	6,504
2010 Census Households	2,376	5,448	6,402
Projected Annual Growth 2022 to 2027	-0.6%	-0.6%	-0.6%
Historical Annual Growth 2010 to 2022	-	0.2%	0.1%
<b>Race and Ethnicity</b>			
2022 Estimated White	88.4%	89.1%	89.6%
2022 Estimated Black or African American	3.5%	3.0%	2.8%
2022 Estimated Asian or Pacific Islander	0.5%	0.5%	0.4%
2022 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2022 Estimated Other Races	7.3%	7.1%	6.9%
2022 Estimated Hispanic	2.2%	2.5%	2.3%
<b>Income</b>			
2022 Estimated Average Household Income	\$55,535	\$58,534	\$62,432
2022 Estimated Median Household Income	\$54,061	\$54,214	\$55,609
2022 Estimated Per Capita Income	\$25,076	\$25,718	\$26,949
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	4.4%	3.5%	3.1%
2022 Estimated Some High School (Grade Level 9 to 11)	6.4%	6.5%	6.5%
2022 Estimated High School Graduate	41.4%	45.5%	45.2%
2022 Estimated Some College	21.3%	21.2%	21.0%
2022 Estimated Associates Degree Only	7.6%	7.4%	7.6%
2022 Estimated Bachelors Degree Only	12.7%	10.6%	10.5%
2022 Estimated Graduate Degree	6.2%	5.4%	6.0%
<b>Business</b>			
2022 Estimated Total Businesses	301	574	627
2022 Estimated Total Employees	3,431	7,398	7,774
2022 Estimated Employee Population per Business	11.4	12.9	12.4
2022 Estimated Residential Population per Business	17.6	22.2	24.1