

# LEASE

**2960 W ENON RD**  
2960 W Enon Rd Xenia, OH 45385



## PROPERTY DESCRIPTION

Prime Commercial Space Available

2960 W Enon Rd | Xenia, Ohio

Position your business for success at 2960 W Enon Rd in Xenia — a highly accessible commercial property offering three versatile suites ready for immediate occupancy. With flexible layouts and competitive \$10.00 NNN lease rates, this property is ideal for office, medical, service, or light commercial users seeking space in a strong regional location.

Amenities:

- Event Center
- Community Room
- HVAC during business hours
- Fitness Center

Three suites available  
Flexible footprint options  
Excellent visibility and accessibility  
Ample on-site parking

## OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	1,193 - 5,945 SF
Lot Size:	1,542,930 SF
Building Size:	217,544 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,850	18,913	78,744
Total Population	7,324	44,757	193,928
Average HH Income	\$140,021	\$106,730	\$99,015

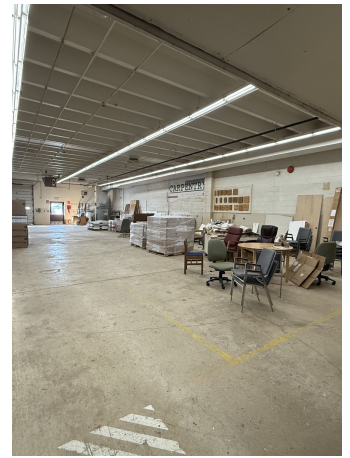
**Patrick Williams**  
(937) 360-9952



**COLDWELL BANKER**  
**COMMERCIAL**  
HERITAGE

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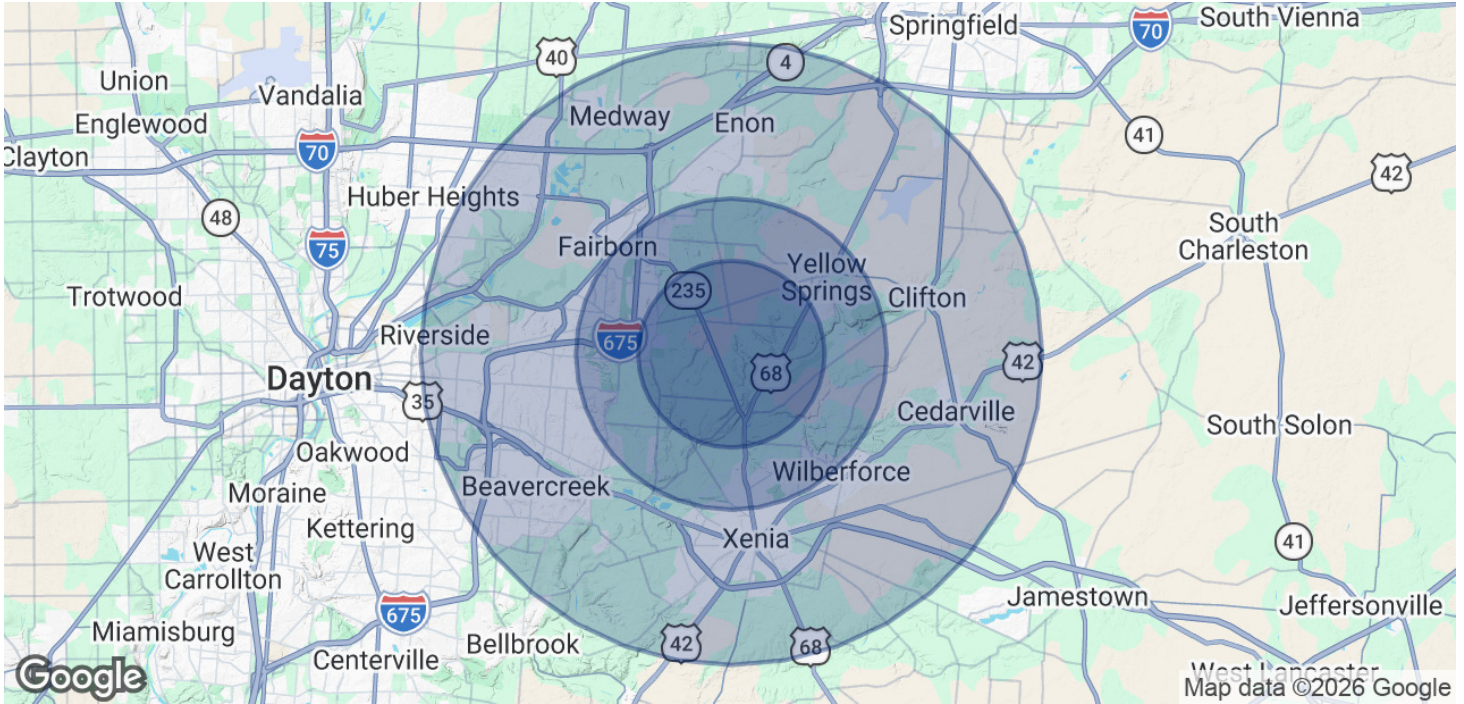


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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	7,324	44,757	193,928
Average Age	43.6	41.6	40.2
Average Age (Male)	42.6	39.6	38.4
Average Age (Female)	44.2	42.9	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	2,850	18,913	78,744
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$140,021	\$106,730	\$99,015
Average House Value	\$359,068	\$271,967	\$234,103

2023 American Community Survey (ACS)

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