

EXECUTIVE SUMMARY

3822 SPRINGFIELD XENIA ROAD

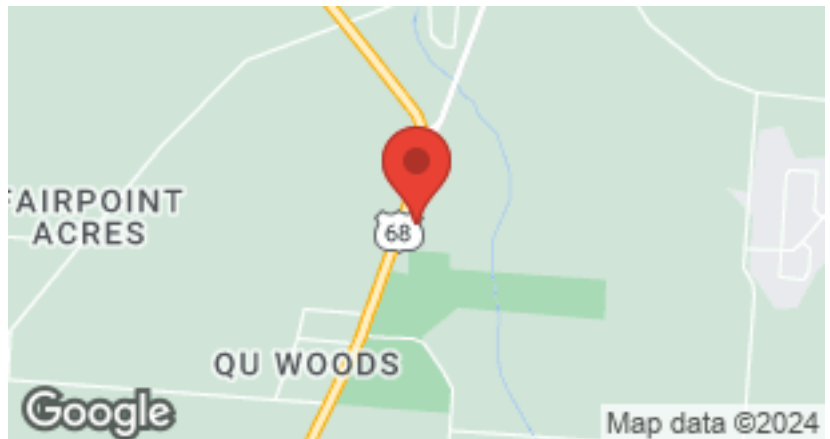


OFFERING SUMMARY

PRICE:	\$412,000
LOT SIZE:	4.12 acres
LEASE RATE:	\$50,000
APN:	3000600007000076

PROPERTY OVERVIEW

4.12 acres located within a convenient distance of I-70 on state route 68 immediately adjacent to Dollar General. This property is versatile in terms of transaction options, as the owner is open to selling, leasing, or a build-to-suit. 4.12 acres, provides a substantial space for various types of commercial development for businesses, ranging from retail to logistics or other commercial.

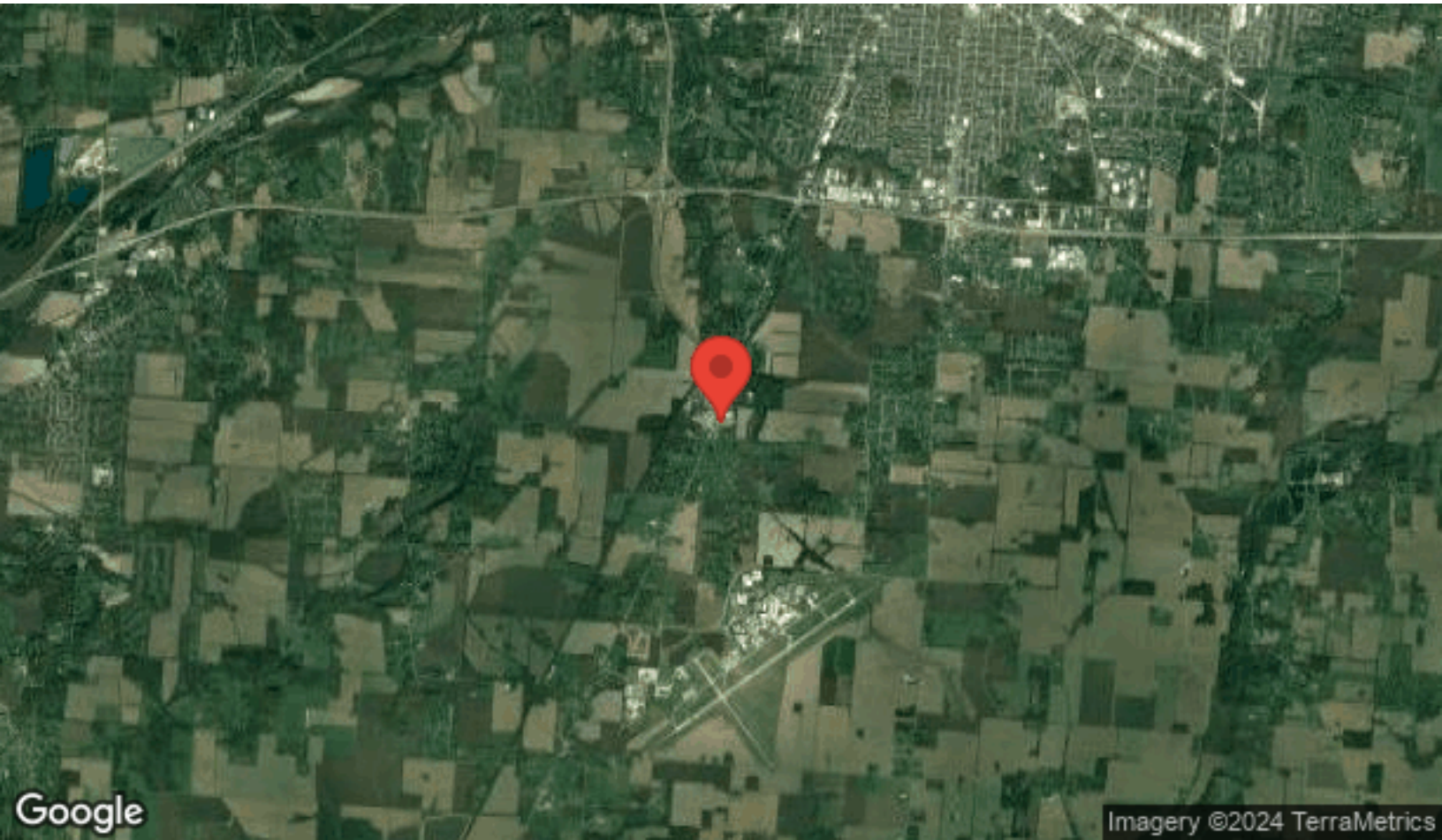
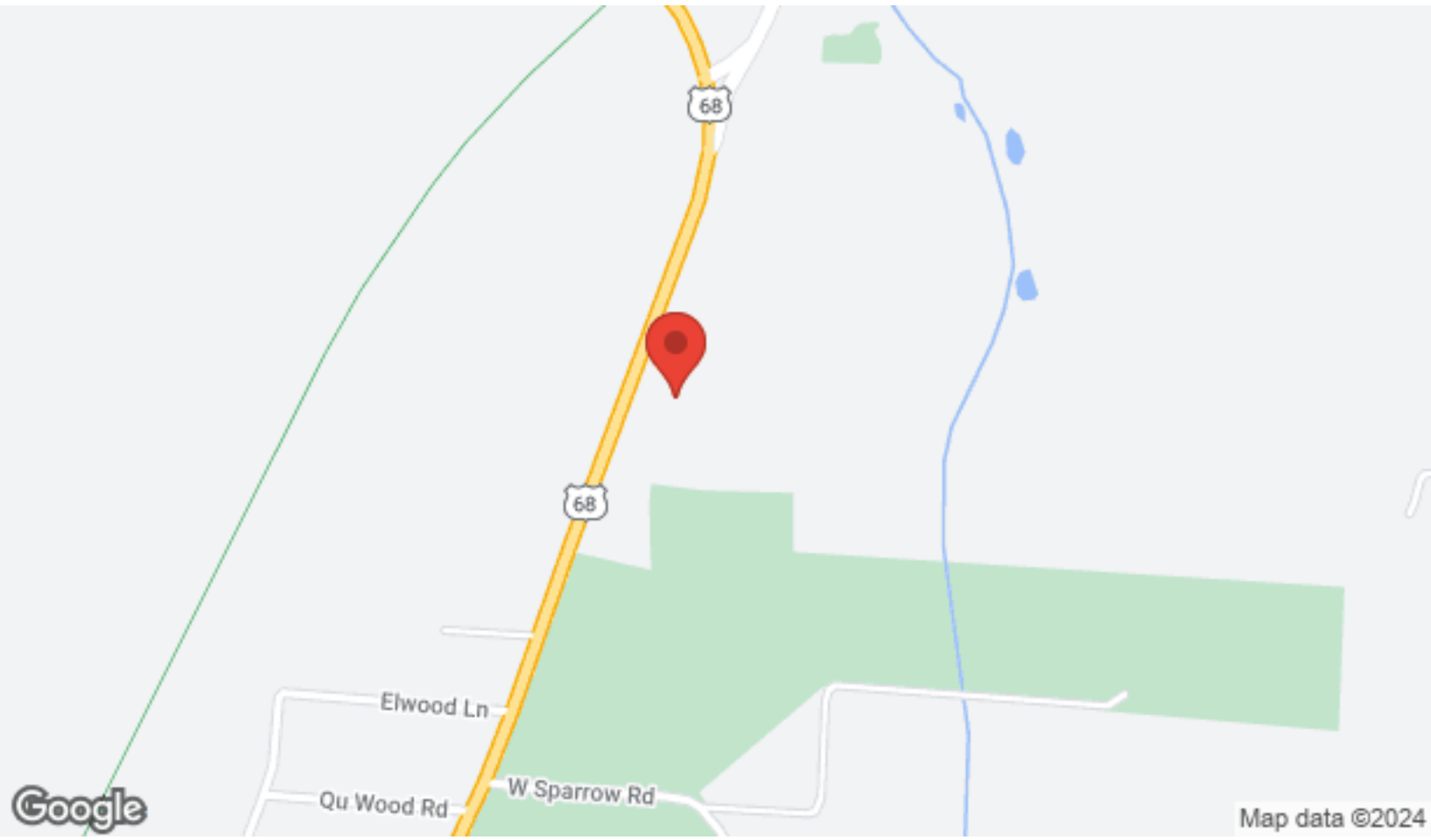


KELLER WILLIAMS GREATER COLUMBUS
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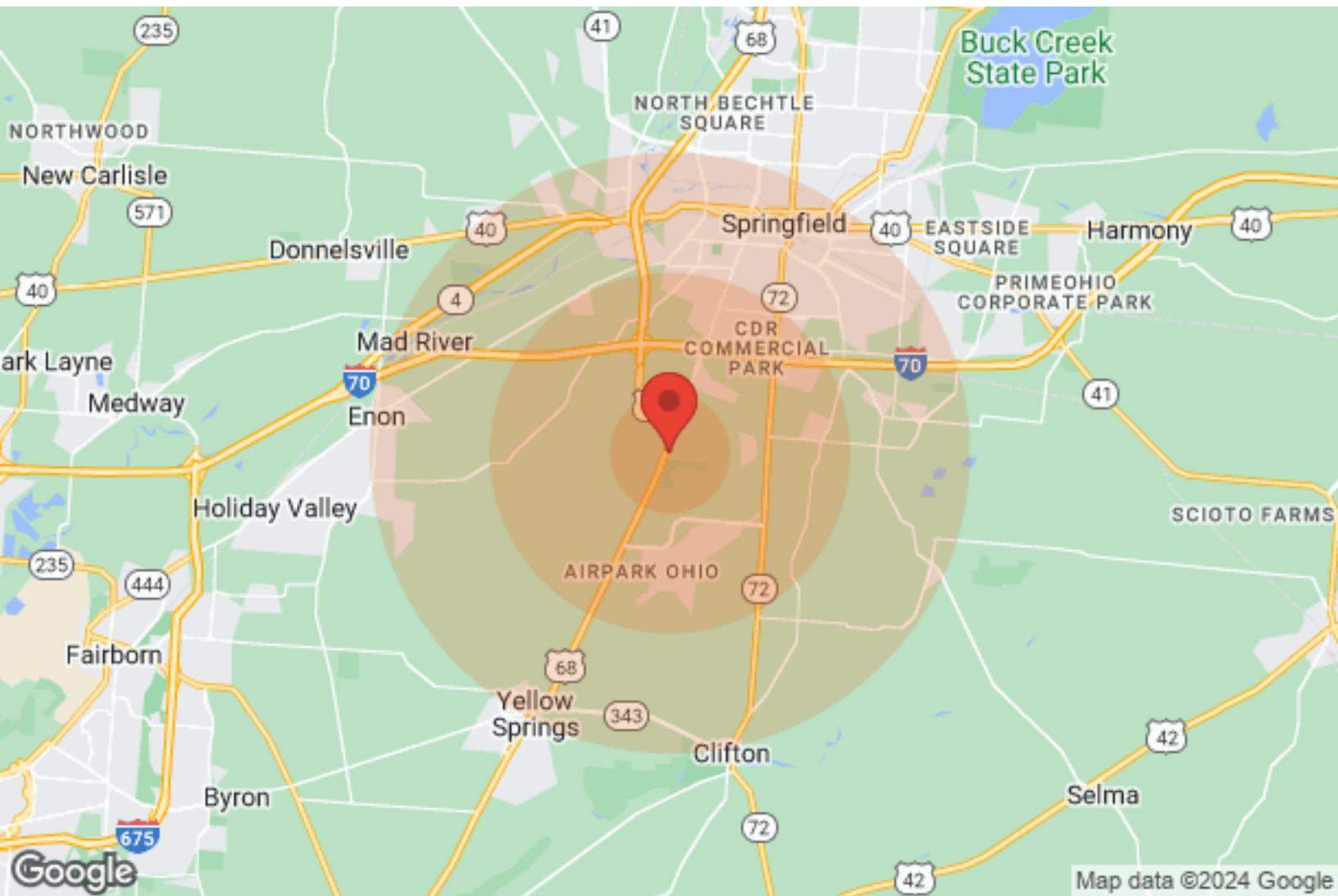
LOCATION MAPS

3822 SPRINGFIELD XENIA ROAD



DEMOGRAPHICS

3822 SPRINGFIELD XENIA ROAD



Population	1 Mile	3 Miles	5 Miles
Male	N/A	5,018	21,909
Female	N/A	5,663	23,300
Total Population	N/A	10,681	45,209

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,942	9,505
Ages 15-24	N/A	1,415	6,472
Ages 25-54	N/A	3,794	17,714
Ages 55-64	N/A	1,487	5,234
Ages 65+	N/A	2,043	6,284

Race	1 Mile	3 Miles	5 Miles
White	N/A	8,078	35,054
Black	N/A	2,342	8,157
Am In/AK Nat	N/A	3	14
Hawaiian	N/A	N/A	2
Hispanic	N/A	74	1,026
Multi-Racial	N/A	512	3,896

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$42,685	\$31,011
< \$15,000	N/A	611	3,886
\$15,000-\$24,999	N/A	504	2,689
\$25,000-\$34,999	N/A	570	2,112
\$35,000-\$49,999	N/A	737	2,794
\$50,000-\$74,999	N/A	789	2,583
\$75,000-\$99,999	N/A	463	1,621
\$100,000-\$149,999	N/A	432	1,205
\$150,000-\$199,999	N/A	70	238
> \$200,000	N/A	67	179

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	4,756	21,328
Occupied	N/A	4,331	18,300
Owner Occupied	N/A	3,140	10,392
Renter Occupied	N/A	1,191	7,908
Vacant	N/A	425	3,028

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