

1.25 ACRE RETAIL PAD FOR SALE

XENIA HOSPITALITY CENTER

Hospitality Drive, Xenia, OH 45385



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COMMERCIAL REAL ESTATE SERVICES

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XENIA HOSPITALITY CENTER

Hospitality Drive, Xenia, OH 45385

AVAILABLE: 1.25 Acres

PRICING: \$650,000

- For Sale, Ground Lease or Build to Suit
- Rapidly Growing Market
- Located in an Opportunity Zone
- B-3 General Business Zoning
- Across the Street from Major Traffic Drivers, Lowe's and Wal-Mart
- Close Proximity to US-35
- Off Site Detention Already Constructed

TRAFFIC COUNTS:

- Progress Drive: 8,320 VPD
- W Main Street: 15,303 VPD
- US-35: 26,586 VPD



HOSPITALITY DRIVE

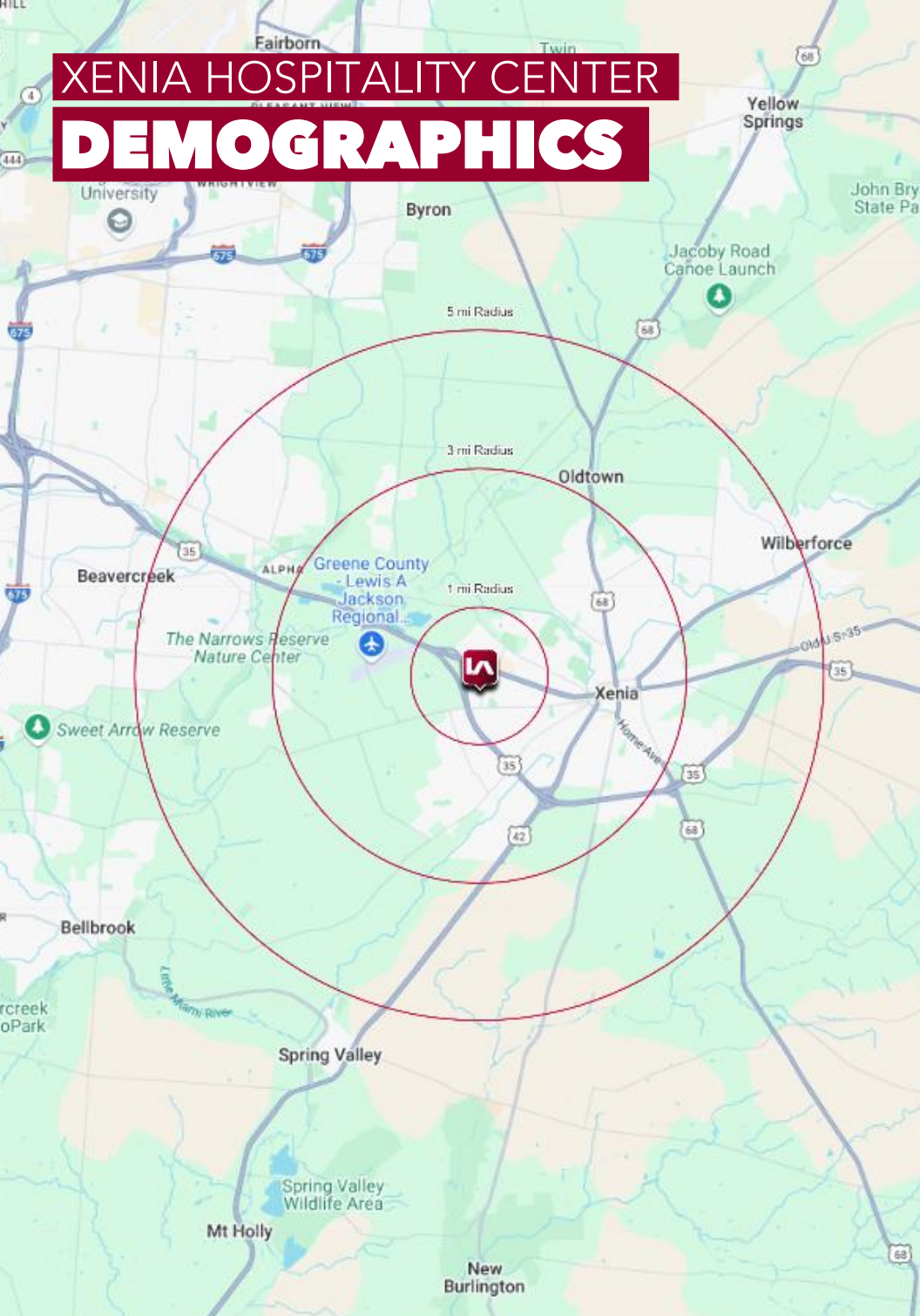


XENIA, OH AERIAL



XENIA HOSPITALITY CENTER

DEMOGRAPHICS



	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
2024 Estimated Population	5,553	29,364	49,132
2029 Projected Population	5,521	29,486	49,703
2020 Census Population	5,573	28,762	48,105
2010 Census Population	5,607	28,479	46,781
Projected Annual Growth 2024 to 2029	-0.1%	-	0.2%
Historical Annual Growth 2010 to 2024	-	0.2%	0.4%
HOUSEHOLDS			
2024 Estimated Households	2,301	12,376	19,822
2029 Projected Households	2,315	12,568	20,261
2020 Census Households	2,228	11,760	18,895
2010 Census Households	2,196	11,388	18,026
Projected Annual Growth 2024 to 2029	0.1%	0.3%	0.4%
Historical Annual Growth 2010 to 2024	0.3%	0.6%	0.7%
AGE			
2024 Est. Population Under 10 Years	12.0%	11.9%	11.6%
2024 Est. Population 10 to 19 Years	12.9%	12.0%	12.7%
2024 Est. Population 20 to 29 Years	14.3%	11.9%	10.4%
2024 Est. Population 30 to 44 Years	20.6%	19.8%	18.9%
2024 Est. Population 45 to 59 Years	16.3%	17.3%	18.4%
2024 Est. Population 60 to 74 Years	16.3%	18.7%	19.3%
2024 Est. Population 75 Years or Over	7.5%	8.4%	8.6%
2024 Est. Median Age	36.4	40.4	42.0
MARITAL STATUS & GENDER			
2024 Est. Male Population	49.4%	49.4%	50.0%
2024 Est. Female Population	50.6%	50.6%	50.0%
2024 Est. Never Married	31.4%	31.0%	26.9%
2024 Est. Now Married	39.0%	45.8%	53.9%
2024 Est. Separated or Divorced	21.1%	16.7%	13.4%
2024 Est. Widowed	8.5%	6.5%	5.8%
INCOME			
2024 Est. HH Income \$200,000 or More	0.8%	5.3%	12.7%
2024 Est. HH Income \$150,000 to \$199,999	3.2%	6.4%	10.3%
2024 Est. HH Income \$100,000 to \$149,999	9.5%	12.2%	15.2%
2024 Est. HH Income \$75,000 to \$99,999	15.7%	16.3%	15.0%
2024 Est. HH Income \$50,000 to \$74,999	21.9%	18.7%	15.2%
2024 Est. HH Income \$35,000 to \$49,999	18.2%	11.8%	9.0%
2024 Est. HH Income \$25,000 to \$34,999	13.4%	10.3%	7.7%
2024 Est. HH Income \$15,000 to \$24,999	10.5%	9.1%	6.6%
2024 Est. HH Income Under \$15,000	6.8%	9.9%	8.2%
2024 Est. Average Household Income	\$61,948	\$82,619	\$111,556
2024 Est. Median Household Income	\$51,733	\$64,913	\$91,169
2024 Est. Per Capita Income	\$25,734	\$34,993	\$45,182
2024 Est. Total Businesses	94	797	1,318
2024 Est. Total Employees	873	8,624	12,931