

PRIME DEVELOPMENT SITE | ADJACENT TO FUTURE RETAIL / FUEL ANCHOR

1+ ACRE | US 68 & 35 | XENIA, OH OFFERED AT: \$600,000



Located at 744 US 68 in Xenia, Ohio, this property sits directly adjacent to a 4.476 acre planned retail/fuel development, creating a prime opportunity for commercial users seeking visibility and high traffic exposure.

PROPERTY HIGHLIGHTS:

- ±1 Acre Development Site (Existing Structure On-Site)
- Prime location off US 35 Bypass & US 68
- Across from Greene County Career Center
- Strong daily traffic counts
- Great assemblage or redevelopment potential

IDEAL USES:

- QSR • Drive-Thru Coffee • Car Wash • Medical • Retail

DEVELOPMENT ADVANTAGE:

- Adjacent to Corner lot with easy ingress/egress
- Growing area with strong demand drivers
- Surrounded by schools, commuters, and highway travelers

MP Report
Map near Xenia, OH 45385



Traffic Counts



Traffic Counts by Highest Traffic Count

26,318	26,120	22,536	22,358	21,609
Xenia Bypass	US-35	Xenia Bypass	US-35	United States Highway 35
2021 Est. daily traffic counts	2024 Est. daily traffic counts	2021 Est. daily traffic counts	2024 Est. daily traffic counts	2024 Est. daily traffic counts
Cross: Lower Bellbrook Rd Cross Dir: NW Distance: 0.33 miles	Cross: Lower Bellbrook Rd Cross Dir: NW Distance: --	Cross: Innovation Way Cross Dir: SE Distance: 0.32 miles	Cross: Innovation Way Cross Dir: SE Distance: --	Cross: State Rte380 Cross Dir: W Distance: 0.32 miles
Historical counts Year ▲ Count Type 2020 ▲ 23,540 AADT 2019 ▲ 26,956 AADT	Historical counts Year ▲ Count Type 2020 ▲ 20,157 AADT 2019 ▲ 23,516 AADT	Historical counts Year ▲ Count Type 2004 ▲ 19,970 AADT 1997 ▲ 11,820 ADT 1994 ▲ 12,900 AADT		Historical counts Year ▲ Count Type 2004 ▲ 19,970 AADT 1997 ▲ 11,820 ADT 1994 ▲ 12,900 AADT

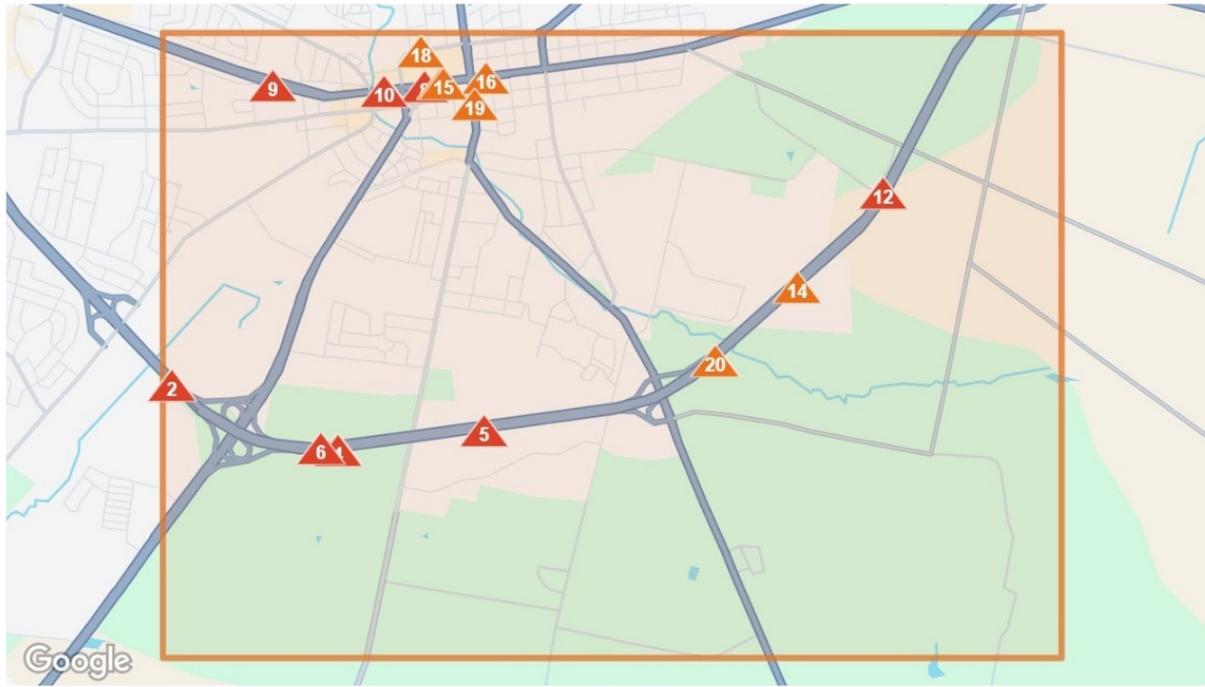
AAWT - Annual Average Daily Traffic ADT - Average Daily Traffic AWDT - Average Weekly Daily Traffic
NOTE: Daily Traffic Counts are a mixture of actual and estimates



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Map near Xenia, OH 45385

Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts by Highest Traffic Count

▲ **26,318**

Xenia Bypass

2021 Est. daily traffic counts

Cross: Lower Bellbrook Rd

Cross Dir: NW

Distance: 0.33 miles

Historical counts

Year	▲	Count	Type
2020	▲	23,540	AAVT
2019	▲	26,956	AAVT

▲ **26,120**

US-35

2024 Est. daily traffic counts

Cross: Lower Bellbrook Rd

Cross Dir: NW

Distance: -

▲ **22,536**

Xenia Bypass

2021 Est. daily traffic counts

Cross: Innovation Way

Cross Dir: SE

Distance: 0.32 miles

Historical counts

Year	▲	Count	Type
2020	▲	20,157	AAVT
2019	▲	23,516	AAVT

▲ **22,358**

US-35

2024 Est. daily traffic counts

Cross: Innovation Way

Cross Dir: SE

Distance: -

▲ **21,609**

United States Highway 35

2024 Est. daily traffic counts

Cross: State Rte380

Cross Dir: W

Distance: 0.32 miles

Historical counts

Year	▲	Count	Type
2004	▲	19,970	AAVT
1997	▲	11,820	ADT
1994	▲	12,900	AAVT

AAVT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Map near Xenia, OH 45385

Traffic Counts by Highest Traffic Count

6 15,932

Xenia Bypass

2021 Est. daily traffic counts

Cross: Jasper Rd
Cross Dir: NE
Distance: 0.22 miles

Historical counts

Year	▲ Count	Type
2020	▲ 14,250	AADT
2019	▲ 16,858	AADT

7 14,189

United States Highway 35

2024 Est. daily traffic counts

Cross: Jamestown Connector Bikeway
Cross Dir: SW
Distance: 0.39 miles

Historical counts

Year	▲ Count	Type
2004	▲ 12,700	AADT
1997	▲ 6,560	ADT
1994	▲ 5,370	ADT

8 11,015

United States Highway 35

2024 Est. daily traffic counts

Cross: Jamestown Connector Bikeway
Cross Dir: NE
Distance: 0.08 miles

Historical counts

Year	▲ Count	Type
2003	▲ 9,801	AADT
1997	▲ 6,560	ADT
1994	▲ 5,370	ADT

9 9,304

United States Highway 68

2024 Est. daily traffic counts

Cross: Maple Dr
Cross Dir: SE
Distance: 0.28 miles

Historical counts

Year	▲ Count	Type
2008	▲ 9,700	AADT
2003	▲ 9,300	AADT

10 8,427

US 68

2021 Est. daily traffic counts

Cross: Maple Dr
Cross Dir: SE
Distance: 0.16 miles

Historical counts

Year	▲ Count	Type
2020	▲ 7,717	AADT
2019	▲ 8,681	AADT

11 8,224

US-68

2024 Est. daily traffic counts

Cross: Maple Dr
Cross Dir: SE
Distance: -

12 6,244

United States Highway 68

2024 Est. daily traffic counts

Cross: S Patton St
Cross Dir: SE
Distance: 0.07 miles

Historical counts

Year	▲ Count	Type
2005	▲ 6,400	AADT
1997	▲ 6,700	AADT
1994	▲ 7,300	AADT

13 6,168

Home Ave

2024 Est. daily traffic counts

Cross: Legacy Way
Cross Dir: SE
Distance: 0.01 miles

Historical counts

Year	▲ Count	Type
2004	▲ 6,330	AADT
1994	▲ 6,830	ADT

14 6,139

United States Highway 68

2024 Est. daily traffic counts

Cross: S Patton St
Cross Dir: NW
Distance: 0.13 miles

Historical counts

Year	▲ Count	Type
2004	▲ 6,300	AADT
2000	▲ 8,010	ADT
1997	▲ 5,910	ADT
1994	▲ 7,300	AADT

15 4,625

US-68

2024 Est. daily traffic counts

Cross: S Columbus St
Cross Dir: SE
Distance: -

16 4,614

Home Avenue

2021 Est. daily traffic counts

Cross: S Columbus St
Cross Dir: SE
Distance: 0.04 miles

Historical counts

Year	▲ Count	Type
2020	▲ 4,198	AADT
2019	▲ 4,792	AADT
2018	▲ 4,752	AADT
2008	▲ 5,796	AADT

17 4,471

2024 Est. daily traffic counts

Cross: -
Cross Dir: -
Distance: -

Historical counts

Year	▲ Count	Type
2019	▲ 4,301	AADT
1994	▲ 6,800	AADT

18 4,439

S Detroit St

2024 Est. daily traffic counts

Cross: Maple St
Cross Dir: N
Distance: 0.03 miles

Historical counts

Year	▲ Count	Type
2008	▲ 4,500	AADT
2004	▲ 4,720	AADT
2000	▲ 4,610	ADT

19 4,413

S Detroit St

2024 Est. daily traffic counts

Cross: High St
Cross Dir: N
Distance: 0.02 miles

Historical counts

Year	▲ Count	Type
2003	▲ 4,600	AADT
1997	▲ 4,510	ADT
1994	▲ 5,500	ADT

20 4,336

RAMP FROM US68 TO US35 WB

2024 Est. daily traffic counts

Cross: Hwy 35
Cross Dir: E
Distance: 0.08 miles

Historical counts

Year	▲ Count	Type
2021	▲ 4,967	AADT
2020	▲ 3,380	AADT
2019	▲ 4,074	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



