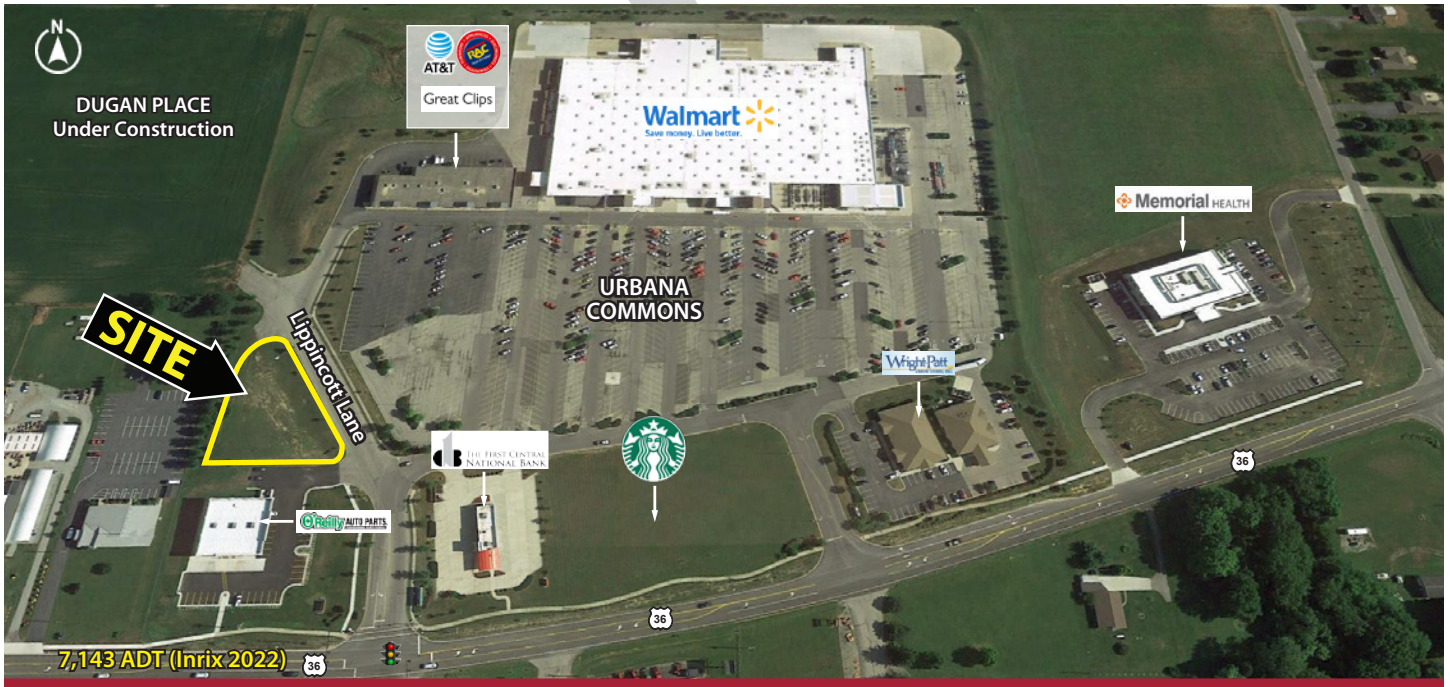


## URBANA COMMONS

1840 E US Route 36, Urbana, OH 43078

1.02 Acre Outlot Available For SALE



### Property Details:

- Remaining 1.02 acre outlot at Urbana Commons in Urbana, OH.
- As the primary daily needs retail center in a captive county seat market, Urbana Commons sees 1.5 million visits/year (per Placer.AI).
- At entry point to massive (90+ acre) Dugan Place residential development, planned and permitted for over 500 units with construction starting in 2024.

### Demographics:

2023 Estimates	3 Mile	5 Mile	10 Mile
Population	13,101	15,691	42,675
Households	5,481	6,530	17,814
Average Household Income	\$81,506	\$66,812	\$73,051
Total Number of Employees	6,441	7,151	13,146

### Traffic Counts:

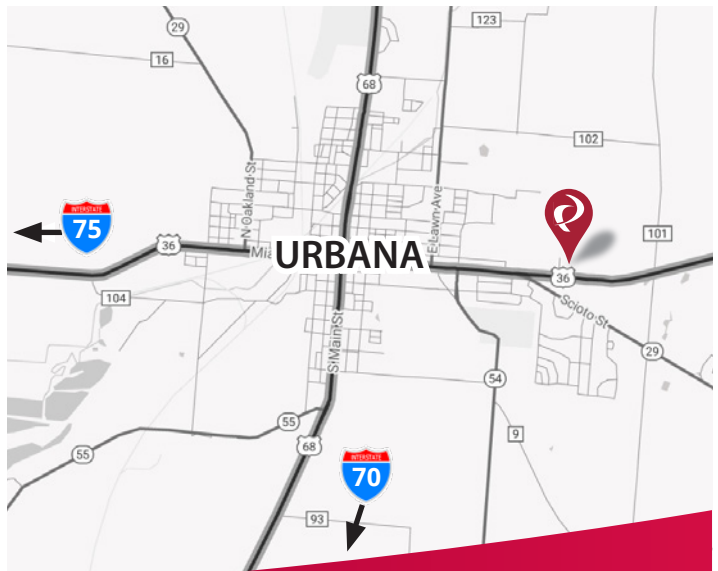
Inrix 2022	ADT
US 36 at Lippincott Lane	7,143
US 36 at SR 29	17,023

### Contact:

**Zachary Schunn**

513.489.3343 x5  
zschunn@edgegp.com

### Traffic generators in the area:



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# URBANA COMMONS

1840 E US Route 36, Urbana, OH 43078

Market Aerial



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# URBANA COMMONS

1840 E US Route 36 E, Urbana, OH 43078

Site Plan



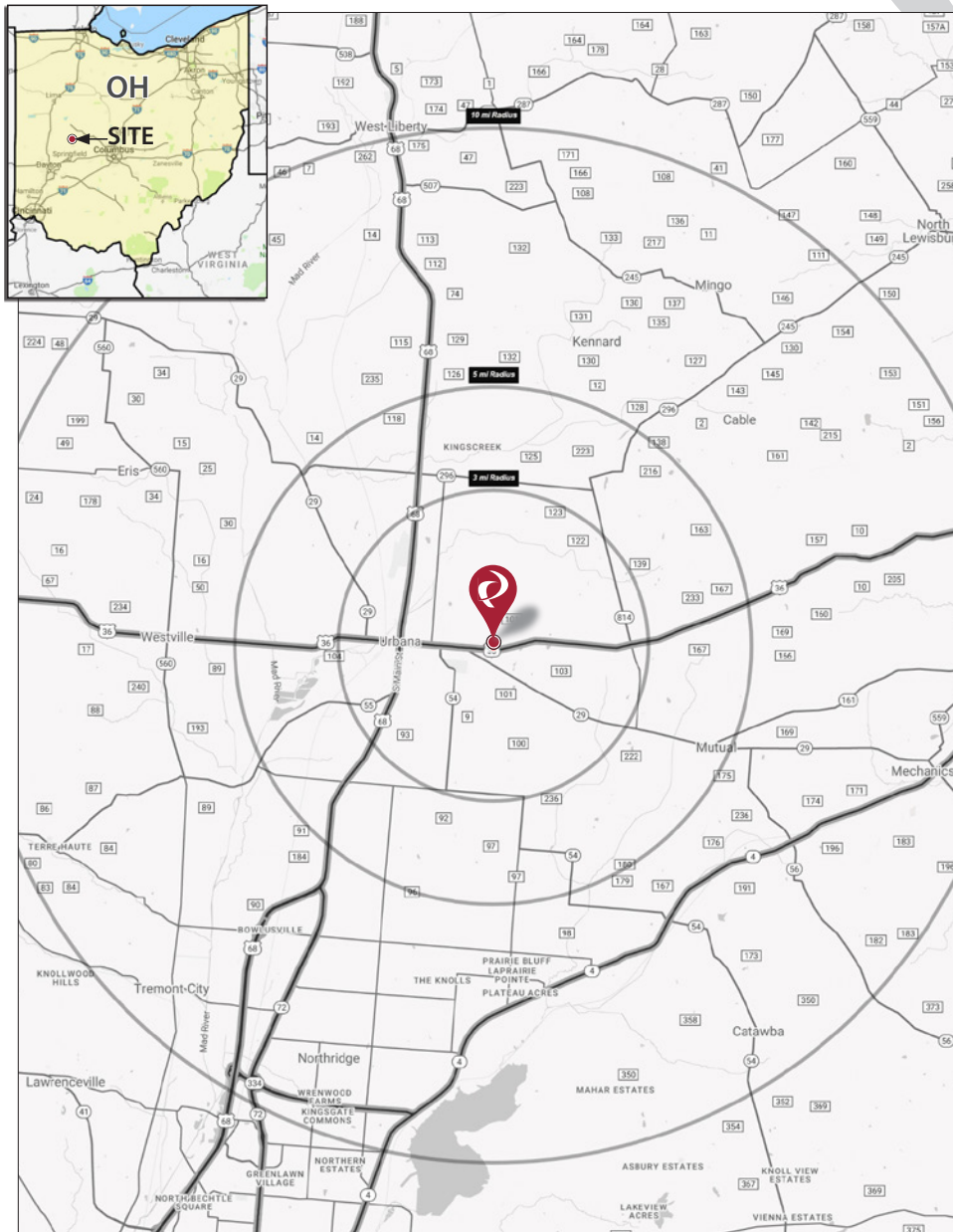
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# URBANA COMMONS

1840 E US Route 36, Urbana, OH 43078

## Map and Demographics



### Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



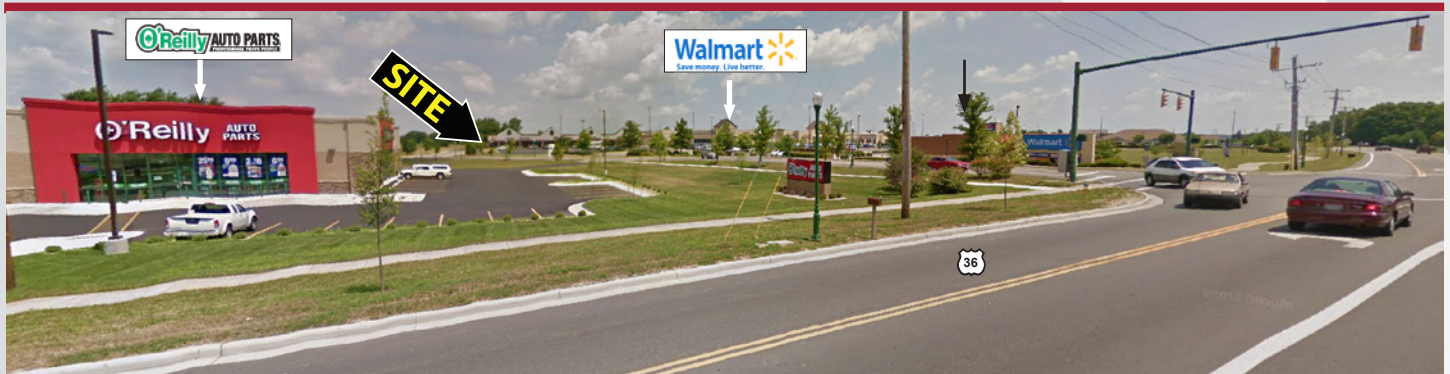
Lat/Lon: 40.107/-83.7184

1682 E US Hwy 36 Urbana, OH 43078	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>			
2023 Estimated Population	13,101	15,691	42,675
2028 Projected Population	12,268	15,010	43,020
2020 Census Population	12,740	15,391	42,126
2010 Census Population	13,521	16,218	42,879
Projected Annual Growth 2023 to 2028	-1.3%	-0.9%	0.2%
Historical Annual Growth 2010 to 2023	-0.2%	-0.2%	-
2023 Median Age	41.0	41.5	44.7
<b>Households</b>			
2023 Estimated Households	5,481	6,530	17,814
2028 Projected Households	5,084	6,185	17,855
2020 Census Households	5,547	6,589	17,494
2010 Census Households	5,462	6,484	16,995
Projected Annual Growth 2023 to 2028	-1.4%	-1.1%	-
Historical Annual Growth 2010 to 2023	-	-	0.4%
<b>Race and Ethnicity</b>			
2023 Estimated White	90.5%	91.1%	92.3%
2023 Estimated Black or African American	4.0%	3.7%	3.4%
2023 Estimated Asian or Pacific Islander	0.7%	0.6%	0.7%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.1%
2023 Estimated Other Races	4.6%	4.4%	3.5%
2023 Estimated Hispanic	3.0%	2.8%	2.0%
<b>Income</b>			
2023 Estimated Average Household Income	\$81,506	\$84,450	\$96,116
2023 Estimated Median Household Income	\$63,189	\$66,812	\$73,051
2023 Estimated Per Capita Income	\$34,240	\$35,270	\$40,280
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	2.7%	2.3%	1.9%
2023 Estimated Some High School (Grade Level 9 to 11)	6.7%	6.8%	6.0%
2023 Estimated High School Graduate	42.7%	42.9%	39.7%
2023 Estimated Some College	21.5%	21.2%	19.6%
2023 Estimated Associates Degree Only	7.7%	7.6%	11.2%
2023 Estimated Bachelors Degree Only	13.5%	13.4%	14.0%
2023 Estimated Graduate Degree	5.2%	5.8%	7.6%
<b>Business</b>			
2023 Estimated Total Businesses	556	634	1,079
2023 Estimated Total Employees	6,441	7,151	13,146
2023 Estimated Employee Population per Business	11.6	11.3	12.2
2023 Estimated Residential Population per Business	23.6	24.7	39.5

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## URBANA COMMONS

1840 E US Route 36, Urbana, OH 43078



View looking north from US 36



Contact:  
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