

FOR LEASE

New Mixed-Use Development



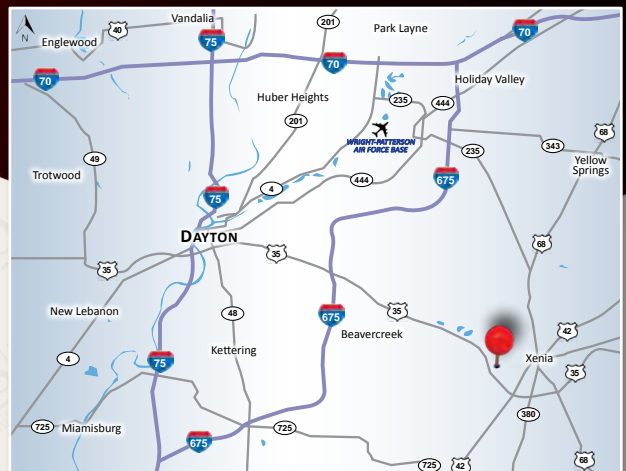
PROPERTY HIGHLIGHTS

- New Mixed-Use Development on over 13.6 Acres at Xenia's Western Gateway
- Anchored by Aldi (*Now Open*) and close to Kroger, Walmart Supercenter and Lowe's
- New Traffic Signal with Access and Outstanding Visibility
- Opportunities for Retail, Restaurants, Hotels and Offices
- Four Universities within the Trade Area: Wilberforce University (4.75 mi), Central State University (5 mi), Wright State University (8 mi), Cedarville University (9 mi)
- Universities total approx. 24,100 Students and 3,680 Faculty/Staff

W Main Street, Xenia, Ohio 45385

DEMOGRAPHICS

Year 2022	One Mile	Three Mile	Five Mile
Estimated Population	4,393	28,681	48,763
Median HH Income	\$51,375	\$77,971	\$82,971
Average HH Income	\$60,434	\$60,796	\$99,256
Daytime Population	1,273	10,063	14,599



Andrew R. Feinblatt
Agent/Owner
513.268.4456
andrew@onsiteretailgroup.com

Scott G. Saddlemire
Agent/Owner
513.268.4451
scott@onsiteretailgroup.com

Eric M. Abrams
Broker/Owner
513.268.4452
eric@onsiteretailgroup.com

[CLICK HERE TO VIEW OUR OTHER LISTINGS!](#)



SITE

WEST MAIN STREET
18,000 ADT '19

9,100 ADT '08

35

Walmart

MURPHY USA

Applebee's

Bob Evans

Social Security Administration

Rural King

SNAP FITNESS

SALLY BEAUTY CARE

Kroger

WrightPatt

CHIPOTLE
AT&T
PALM BEACH TAN

16,000 ADT '19

PNC
GameStop

MARATHON

verizon
Great Clips
Miracle-Ear
RAPID FIRE

DOLLAR TREE

SONIC

9,000 ADT '19

LOWE'S

Hampton Inn
PROGRESS DRIVE

Edward Jones INVESTMENTS

PENN STATION

22,590 ADT '12

Future KETTERING Health Network

the Y
(now open)



W. MAIN STREET, XENIA, OH 45385

The information herein is produced using data from private and government sources deemed to be reliable and is provided without representation or warranty. Logos are for identification purposes only and may be trademarks of their respective companies. © 2023 OnSite Retail Group, LLC All Rights Reserved.



WEST MAIN STREET

18,000 ADT '19



W. MAIN STREET, XENIA, OH 45385

Andrew R. Feinblatt
andrew@onsiteretailgroup.com
513.268.4456

Scott G. Saddlemire
scott@onsiteretailgroup.com
513.268.4451

Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.6911/-83.9673

W. Main Street	1 mi	3 mi	5 mi
Xenia, OH 45385	radius	radius	radius
Population			
2022 Estimated Population	4,393	28,681	48,763
2027 Projected Population	4,279	28,311	48,815
2020 Census Population	4,411	28,791	48,434
2010 Census Population	4,483	28,487	47,097
Projected Annual Growth 2022 to 2027	-0.5%	-0.3%	-
Historical Annual Growth 2010 to 2022	-0.2%	-	0.3%
2022 Median Age	36.2	39.5	41.4
Households			
2022 Estimated Households	1,776	11,785	19,262
2027 Projected Households	1,745	11,707	19,389
2020 Census Households	1,773	11,768	19,015
2010 Census Households	1,761	11,388	18,141
Projected Annual Growth 2022 to 2027	-0.3%	-0.1%	0.1%
Historical Annual Growth 2010 to 2022	-	0.3%	0.5%
Race and Ethnicity			
2022 Estimated White	82.1%	82.2%	83.8%
2022 Estimated Black or African American	11.6%	10.6%	7.6%
2022 Estimated Asian or Pacific Islander	1.3%	1.6%	3.2%
2022 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2022 Estimated Other Races	4.9%	5.5%	5.3%
2022 Estimated Hispanic	2.7%	3.0%	3.0%
Income			
2022 Estimated Average Household Income	\$60,434	\$77,971	\$99,256
2022 Estimated Median Household Income	\$51,375	\$60,796	\$82,971
2022 Estimated Per Capita Income	\$25,165	\$32,340	\$39,448
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	3.0%	2.7%	1.9%
2022 Estimated Some High School (Grade Level 9 to 11)	5.9%	6.4%	4.4%
2022 Estimated High School Graduate	39.9%	32.9%	26.3%
2022 Estimated Some College	22.1%	23.1%	21.0%
2022 Estimated Associates Degree Only	7.7%	8.1%	8.5%
2022 Estimated Bachelors Degree Only	14.6%	15.0%	19.1%
2022 Estimated Graduate Degree	6.8%	11.8%	18.8%
Business			
2022 Estimated Total Businesses	113	834	1,324
2022 Estimated Total Employees	1,273	10,063	14,599
2022 Estimated Employee Population per Business	11.2	12.1	11.0
2022 Estimated Residential Population per Business	38.8	34.4	36.8